CITY OF FALLS CHURCH

Five-Year Capital Improvements Program
And Capital Operating Plan
Fiscal Year 2010 – 2014

Presented to the City of Falls Church Planning Commission January 5, 2009

Introduction

The development of the City's Five-Year Capital Improvements Program (CIP) and the Capital Operating Plan (COP) allows the City to take the shared and competing visions for the development of our public facilities through a disciplined evaluation process. By identifying projects and capital needs several years into the future, the City accomplishes the following objectives:

- Cost estimates for long-term objectives and identified needs are linked to available resources, and placed on a schedule for implementation;
- Major expenditures are scheduled in the context of a balanced Annual Operating Budget and a five-year financial forecast.

Capital projects are defined as a new, one-time project with a useful life of more than one year, and costing \$100,000 or more. The cost estimates included in the CIP/COP are intended to capture the entire estimated project cost, including, as applicable, land acquisition, design, negotiated agreements, and construction. The total request for each project is evaluated and, based upon funding, is prioritized to meet the needs of the City.

The projects contained in the CIP/COP support the goals and objectives outlined in the City's Comprehensive Plan and are intended to establish the long-term spending priorities identified by the City Council and are consistent with their 2025 Vision/Strategic Plan (attached).

Vision and Long-Term Strategic Plan





Vision Statement for the City of Falls Church, Virginia Adopted by City Council November 27, 2006

In 2025, Falls Church is a small city that respects its citizens and provides personal attention to meeting their needs. It is a wonderful place to live, work, and shop, offering diversity in housing, amenities, and services. Its historic charm reflects the stewardship of residents and their local government. It is built on a human scale, where visitors and residents alike can find everything they need while experiencing the fabric of life in a friendly, close-knit community. Falls Church is a shining example of a city that has been able to retain the benefits of small town life, while remaining financially sustainable, and a full participant in one of our nation's most dynamic metropolitan areas.

The people of Falls Church have built a community that expresses their belief in certain unifying principles:

Successful Development



Falls Church City offers a harmonious mix of residential, commercial, and retail venues due to the community's focus on smart design, walkability, and human scale. Innovative, clear, and enforceable standards are in place that reflect attention to historic preservation, environmental sensitivity, and long-term sustainability. City government works closely with local counterparts to share this vision and ensure that Falls Church retains its distinctiveness and competitiveness in the region. Falls Church's City Center is a focal point where residents and visitors gather to work and play, helping to sustain the City's special sense of community and place.



World Class Public Schools



The Falls Church City public school system is at the heart of our identity as a community. Public schools are why the City was established and have always been central to its success. The people of Falls Church remain committed to providing all children with the tools and skills necessary to achieve personal and professional success in a fast-changing and highly competitive world economy. This requires a continuing focus on outstanding staff, up-to-date facilities, innovative leadership, and the efficient use of resources.



Neighborhood Preservation and Community Life



Falls Church welcomes the participation of its citizens in creating an environment where everyone is a neighbor. City neighborhoods are attractive, pleasant, safe, and welcoming places to live. In Falls Church, people join together to shape their streets, sidewalks, and public spaces. New development is compatible with existing neighborhood aesthetics, density, and scale. City streets and thoroughfares are tree-lined, pedestrian-friendly, and offer visitors and passersby a true window into our community and its values.



Diversity



Falls Church is a place where people of all means and backgrounds are welcomed and encouraged to participate in all aspects of community life. Racial, ethnic, economic, and other facets of human experience enrich the community by providing it with a diverse mix of outlooks and views on world, national, and local issues and problems. In all respects, Falls Church is a vibrant and successful community because it welcomes and promotes diversity.



Environmental Harmony



The people of Falls Church believe protecting, guiding, and investing in their environment is one of their highest callings. The City's public and private development express this belief in tangible ways. Our commitment to parks, open space, and clean waterways has been a hallmark of local government for decades. Likewise, residential and commercial development has long emphasized construction in harmony with the City's manifest natural gifts. Environmentally friendly residential and commercial buildings throughout the City incorporate the Leadership in Energy and Environmental Design (LEED) Rating System — the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.



Innovation



The people of Falls Church are leaders and innovators in many areas of human endeavor. The City capitalizes on this resource by finding and nurturing emerging ideas and bringing them together with public and private capital. Falls Church is one of the leaders among area jurisdictions in evolving and nurturing forward-thinking businesses that combine capital investment with stewardship of our natural resources. The City has a variety of special enterprise zones serving the "green technology entrepreneur" as well as the basic needs of its residents.



World Class Government and Public Outreach



City Staff provide first-class, professional service to an appreciative community. The City Council and City Manager actively reach out to the citizenry to assure that the whole community is engaged in decisions affecting the City's well-being and sustainability. In this pursuit, the Council and City Staff are guided by the core values of accountability, transparency, and responsiveness. Citizens receive accurate and timely information and have every opportunity to be heard and participate in the deliberative process. At the same time, the Council acknowledges its obligation to make the difficult and, at times, unpopular decisions that are necessary to sustain the City's viability and unique small-town quality of life.



A Special Place



Falls Church is a place where people enjoy doing everyday tasks, as well as experiencing diverse cultural, recreational, and civic opportunities. The Falls Church, Tinner Hill, Cherry Hill Farm, the State Theatre, and quaint 19th century homes are alive with historical meaning and testify to the City's rich heritage, which is both respected and enhanced by the 21st century redevelopment of City Center. The City is a magnet for artists, artisans and musicians, with many venues for performances and exhibits. Its dozens of fine restaurants and other eateries make it a destination of choice for residents and countless people from elsewhere in the metropolitan area. The City's vibrant, pedestrian-friendly commercial corridor and City Center includes attractive shops and boutiques, as well as retail stores that respond to every shopper's interests and pocketbook. There is always something going on in Falls Church, whether it be the Saturday Farmers Market, the famous Memorial Day Parade, concerts in the park, or one of many other events.



Accounting Regulation Change

The Government Accounting Standards Board (GASB) has issued a new standard (GASB 54) which limits how a "Capital Project Fund" is defined and used. The new standard states that it be used for the "acquisition or construction of capital assets that clearly comprise facilities (buildings, building improvements, infrastructure assets, including ancillary items, for example, rather than those that clearly do not, buses, fire trucks, and computer workstation equipment)".

GASB 54 is effective for FY2011. However, the City will implement this new standard in the FY2010-FY2014 CIP/COP. Under GASB 54, the projects that do not meet the capital project definition have been classified as capital operating or COP. The City Charter and Code specifies that the Planning Commission reviews and forwards a recommendation on the CIP versus the new accounting regulation of the COP, however both the CIP and COP remain in a consolidated document for comprehensive planning purposes.

Key Policy Decisions

The Five–Year CIP/COP for the period of FY2010 through FY2014 continues with past commitments and addresses new challenges. As with last year's CIP, major funding is provided for City Hall/Public Safety improvements, transportation improvements on the primary corridors, and park improvements. The CIP continues the City's strong tradition of maintaining the best possible school facilities with the focus now on long-term facility planning.

Several new challenges are addressed in this CIP/COP. The most significant examples are projects to adequately address storm water infrastructure; City Center intermodal transit center/road infrastructure; needed transportation funding resources for multi-modal transportation projects to include residential street enhancements for traffic calming and pedestrian amenities; park improvements; and public safety fire apparatus replacement. In addition to these project challenges, the City faces fiscal constraints of project demand out pacing financial resources.

An overview of some of the major policy discussions in this CIP/COP are provided below:

Fiscal Challenges:

The City, region and nation are facing challenging economic times and the declining revenue will require a reduction of infrastructure programs to be funded in the short term and the necessity of identifying alternative funding sources. It remains important for the City to continue to plan and prioritize for its long term needs and this CIP/COP reflects that approach. However, there are several projects that could not be recommended in this plan and they are the Tax Collection System software, the Fire Department Pumper Truck and the Library Expansion. The description of these three not recommended projects are included in their entirety under Tabs 3, 4 and 7 respectively; pursuant to the authority granted to the Mary Riley Styles Library Board of Trustees, their budgetary requests shall be transmitted to Council regardless of the recommendation status. In addition, over \$7.8M will be implemented only if alternative funding is secured such as the pending federal infrastructure stimulus money or long sought after state or regional authority transportation funding (colored coded orange on Tab 2 General and School Fund Summary Table).

Recreation and Parks:

The Recreation and Parks Advisory Board continues their effort to acquire open space pursuant to the Open Space Report as well as acquire or expand rectangular field access through the use of previous CIP funding. This CIP/COP addresses the community's priority of implementing the adopted master plan to include ADA accessibility and developing the Big Chimneys and Triangle Parks.

Transportation:

As in last year's CIP, the funding stream available through VDOT's Six Year Improvement Program (SYIP) for transportation improvements on the primary corridors of Route 7 and Route 29 in the City is included. The immediate focus of funding and effort is on those areas of the City experiencing significant redevelopment. These increases in density must be accommodated with new roadway and intersection designs that accomplish the two goals of protecting the downtown commercial atmosphere and moving vehicles efficiently. The reconciliation of these two, often conflicting, goals is a major challenge and vital component of the economic success of our commercial corridors. Also included in the CIP is the City Center project for the intermodal transit center as well as pedestrian and traffic calming improvements. This CIP submission continues to include a Transportation category for several projects that have been long needed but lacked sufficient funding. The City adopted a two year Transportation Plan and the relevant projects and key projects include Pedestrian and Traffic Calming; Roadbed Reconstruction; Sidewalk Improvements; Bicycle Improvements; and a Municipal Parking Garage. These projects will require a non-local funding source and federal stimulus and/or state transportation sources which are being pursued.

City Hall/Public Safety Improvements:

The City Hall/Public Safety Improvements has been a long-standing facility project. The planning was funded in FY2007 to conduct the feasibility and twenty year master facility plan. PSA Dewberry was contracted in August 2007 to conduct this study. Phase I is complete and Phase II, which is underway, includes refinement of space needs based on Council's July 2008 input, development of a community taskforce and a final report due April 2009. The first phase of planning also included an assessment of the long-term space needs for the Police Department/Public Safety Center; a review of the library and community center were included as well. The engineering and design phase is scheduled for FY2009/10 and construction funds are planned for FY2011 (shifted out one year to reflect revised analysis and design schedule). Based on the PSA Dewberry preliminary cost estimates, the construction costs have been increased from \$8M to \$14M; the amount is reduced from \$16M last year to be in compliance with capital spending polices. The City Hall/Public Safety Improvements twenty year plan is being developed concurrently with the Falls Church City Public Schools long range study in order to coordinate and prioritize City facility needs over a twenty year period; multiple large scale facility renovation and/or construction can not be afforded in one five year increment.

Schools:

The City has witnessed active construction and renewal the past few years with the completion of the Mary Ellen Henderson Middle School, new science labs at George Mason High School, and the improvements at Mount Daniel Elementary School.

This CIP continues the FY2008/9 shift back to long-term planning for school facility needs to prepare for the future round of construction. This planning effort utilizes 2009 funding for an enrollment study which was consolidated into the FY2008 long-term facilities study which is expected to be completed in May 2009. These two efforts form the foundation for concept options and funding for school facility planning and potential construction (new/renovation). The CIP contains funding for the next major school construction project in FY2012/2013.

The School Board's \$50 million funding request in FY2013 has a significant impact on the overall capital spending by the City. The City can not adopt this CIP project at the proposed funding level and be in compliance with the Council resolution for debt service capacity policy. Therefore, the school construction project has been submitted at a reduced amount of \$30 million which brings the CIP's FY2014 into debt service policy compliance at 12%. The School Board acknowledges that the analysis and conceptual options are still under development so an accurate cost estimate and timing can not be confirmed at this time.

Library:

The Mary Riley Styles Library Board of Trustees submitted a capital project for the expansion of the existing library by purchasing additional land/buildings, adding 8,000 square feet to the existing facility using the purchased property, and adding a parking lot for use by the library and other City departments. The library building is largely unchanged from its original construction in 1957. The children and technical processing wing was added in 1968 and, in 1993, an addition to the southeastern corner of the building added space for a small conference room, offices and administrative services. Since the 1993 addition, the library has provided steadily increasing services to a growing number of patrons both in the building and through outreach in the community.

The project is not recommended for inclusion in the proposed CIP since the City Hall/Public Safety Improvements and School Long-Range Facility feasibility studies and twenty year master facilities plans are pending. The full assessment should be completed and community input solicited for prioritization and facilities needs before another facility project is incorporated. In addition, the debt service to expenditure ratio capacity can not absorb another significant debt issuance in the same five year period that includes the Municipal Parking Garage, City Hall/Public Safety Improvements, School Construction/Renovation, and the Fire Ladder Truck debt service payments.

Storm Water Infrastructure:

In many parts of the City, the storm water system is aging, undersized, and unable to convey the standard 10-year storm event. These deficiencies result in frequent flooding along some City streets and damage to private property. As the City carries out repairs to its existing storm water infrastructure, there will be opportunities for the implementation of measures that will improve water quality. As appropriate to individual circumstances, this might include daylighting streams, creating bio-engineered streambeds and storm water detention and infiltration systems. Having significant CIP funding for storm water improvements increases the ability to implement necessary water quality measures and infrastructure replacement/upgrades. Given that revenues will not be increasing at the past rates, the City needs to identify an alternate revenue source. One possible concept is a storm water utility fee. For FY2011 through FY2014, the proposed CIP storm water funding can only be funded if an alternative revenue source is established. *Utility Fund:*

The principal challenges to both the Water and the Sewer Utility Funds are capital costs incurred by our regional partners, which we must pass through in our rate schedules.

With respect to the Water Fund, changes at the Dalecarlia Treatment Plant will put an added strain on our ability to finance the long-term capital needs of the system.

Likewise for the Sewer Fund, upgrades at the two wastewater treatment plants that our system uses will translate into upward pressure on our rates and our ability to meet capital needs.

City Center Improvement Needs and Resources:

This CIP provides funding for three vital projects related to the City Center, including Transportation Improvements, the Intermodal Transit Center and a Municipal Parking Garage. The funding for the first two is primarily federal and state with the required locally funded match. The municipal parking garage is proposed as locally debt financed.

The City Center project is expected to require public investment in improved infrastructure, open space, public facilities, and other features that will contribute to the creation of a "Great Place." The City Comprehensive Plan was amended in October 2007 and again in February 2008 to adopt a revised City Center plan, add transportation elements, and clarify related text (Chapter 4, Area 5: "City Center/Downtown Area"). The work of the City's transportation study consulting team, completed in 2007, has been included in these Comprehensive Plan amendments.

To implement the City Center plan, public funds may be needed to:

- Acquire land
- Build public parking structures
- Improve existing parks
- Build new public space and amenities
- Extend, add or realign streets and associated pedestrian infrastructure
- Construct public and multi-use buildings
- Increase the capacity of sewer and water systems

Following approval of Atlantic Realty's redevelopment plan for the first phase of the City Center project, construction could begin in 2009 and continue at least through 2014; the site plan process has begun. Included in the project as approved is City participation in the construction of a new 600-space parking garage to replace the existing parking deck located behind the George Mason Square office complex. The new garage would serve George Mason Square tenants, the office building at 150 S. Washington Street, and a

new hotel, restaurant, and retail uses to be built at the southeast corner of S. Maple Avenue and Annandale Road. The City's share of the estimated cost of the new parking garage shall not exceed \$6 million by agreement with the developer.

Atlantic's development program would result in private investment of more than \$280 million in assessable real property value and a full range of personal property, sales, business and other taxes upon completion of the first phases of City Center. At least \$1.2 million per year in net revenue for the City, as measured by the City's fiscal impact model, could be generated beginning in 2011. The annual level of new revenue could reach \$2.5 million by 2014, if timing and other projections hold true.

The table below is an estimate of the potential annual inflow of new net revenue from the City Center investment from 2011 through 2014 and beyond:

Potential Annual Net Revenue from First Phase of City Center Development

Year	2011	2012	2013	2014 and Beyond	
Estimated	\$1.2 million	\$1.2 million	\$1.2 million	\$2.5 million	
Net Revenue	φ1.2 IIIIIIOII	φ1.Δ IIIIIIOII	φ1.Δ IIIIIIOII	\$2.5 111111011	

The City should consider the alternatives available to finance the City Center improvements and consult with bond counsel. Alternatives could include tax increment financing for debt financing of capital projects and the merit should be weighed as it is often more expensive than general obligation bond financing but increases debt capacity flexibility. However, the City could also take advantage of the flow of new tax revenue generated from City Center investment by setting aside a portion or the entire incremental revenue stream to fund City Center-related projects on a "pay-as-you-go" basis to start.

Organization

The CIP is intended to serve as a working document as it goes through the Planning Commission review; the COP does not require a Planning Commission recommendation but for comprehensive planning purposes the three recommended projects are presented in this consolidated document. As a working document the CIP/COP is presented in a notebook binder so that pages may be easily amended as staff incorporates the Planning Commission's comments and requests for information into the program.

The CIP is organized in a ten-tab format:

Tabs 1 - 2 – Introduction and Summary Tables

Tabs 3 - 8 – Project Descriptions for the General Fund

Tab 9 – Project Descriptions for the Utility Funds

Tab 10 – Financial forecasting tools. This section measures the impact of the CIP funding levels on future Debt Capacity and the Reserve Fund.

Process and Schedule

The requirement for the annual consideration and adoption of a five-year Capital Improvements Program is provided in Section 6.19 of the City Charter, and Section 17.08 of the City Code. The inset below contains the relevant Code provision.

Sec. 17.08. ... The city manager shall subsequently submit to the commission a proposed capital improvements program together with a report on the financial condition of the city, insofar as it may relate to any contemplated capital fund projects. In the preparation of its capital improvement recommendations, the commission shall consult with the city manager, the school board, the heads of departments and interested citizens and organizations, and shall hold such public hearings as it shall deem necessary. It shall submit its recommendations to the city council, at such time as the council shall direct, together with estimates of cost of such projects and the means of financing them, to be undertaken in the ensuing fiscal year and in the next four (4) years.

The development of the CIP/COP starts with each department head submitting to the City Manager a detailed listing of all immediate and long-range capital improvement needs, together with cost estimates and recommendations as to priority and timing of the projects listed.

Staff presentation of the CIP to the Planning Commission is scheduled for January 5, 2009. The Commission will evaluate the proposed CIP in the context of the Comprehensive Plan, and hold public hearing(s) to obtain community input. The Planning Commission will also conduct several work sessions.

The Planning Commission is scheduled to conduct the final public hearing and adopt its CIP recommendations on February 17, 2009 and forwarded them to the City Manager. Following the delivery of the Planning Commission recommendations, the City Manager will make his final CIP recommendation to the City of Falls Church Council as part of the overall presentation for the City's FY2010 operating and capital budget.

The City Council will then evaluate these recommendations and hold its public hearings in the months of March and April. Upon adoption by the Council, the Operating Budget and the Capital Improvements Program/Capital Operating Plan will go into effect at the beginning of the new fiscal year on July 1, 2009.

Staff will provide a report to the Planning Commission at the end of the process, after Council has adopted the final Operating Budget and CIP/COP, to review the final document. It is anticipated that this final report will be made in May 2009.

The adoption of the CIP/COP by the City Council signifies the Council's identification of a set of priorities for capital spending over a five-year period. However, the City Council may delay or limit the construction or improvement of any proposed project over the course of the five-year period as economic conditions, available resources, and needs may dictate.

City Manager's Recommended Capital Improvements and Capital Operating Programs

General Fund and School Fund

FY2010 - FY2014 Summary Table

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Р	Р	CIP/COP PROJECTS -GENERAL FUND	Prior Funding	FY2010	FY2011	FY2012	FY2013	FY2014	5 Yr Project Totals	Multi-year Project Total
		A DAMINICAD A TIME CEDALCEC								
-		ADMINISTRATIVE SERVICES								
<u> </u>	Х	Tax Collection System-Not Recommended	-	-	-	-	-	-	-	-
-	-	Total Technology	-	-		-	-	-	-	-
<u> </u>		DYINY YORK I THERE							-	-
_	-	PUBLIC SAFETY			144.700				144 700	-
_		Fire Station Upgrades	-	=	144,700	-	-	=	144,700	144,700
-	Х	Ladder Truck	-	-	-	840,000	-	-	840,000	840,000
-		Ladder Truck, sale proceeds	-	-	-	(161,500)	=	-	(161,500)	(161,500)
-	Х	Pumper Truck- Not Recommended	=	-	-	-	=	-	-	-
<u> </u>		Pumper Truck, sale proceeds	-	-	-	-		-	-	-
		Total Public Safety	-	-	144,700	678,500	-	-	823,200	823,200
-	-	DUDI IC WODIG								
		PUBLIC WORKS	405,000							405,000
<u>~</u>	-	City Facilities Reinvestment	,	-	-	-	-	-	-	,
X	-	City Hall/Public Safety Improvements	530,000	-	14,000,000		-	-	14,000,000	14,530,000
X	-	Storm Water Facility Improvements	1,140,000		775,000	775,000	775,000	775,000	3,100,000	4,240,000
Χ		Daylighting of Piped Streams	250,000	150,000	-	300,000	-	300,000	750,000	1,000,000
V	Х	Curbside Solid Waste Collection	- 177 000	240,000	-	186,000	-	200,000	626,000	626,000
^_	-	City Hall West Wing Renovations	175,000	-	-		-	1 257 000		175,000
-	-	Total Public Works	2,500,000	390,000	14,775,000	1,261,000	775,000	1,275,000	18,476,000	20,976,000
_	-	mp (N/apapm) myon								
		TRANSPORTATION	1 072 010	1.00.554	154 126	200.052	150 514	126 504	020.050	1,002,500
X		City Center-Transportation Improvements (fed.)	4,053,840	168,554	154,136	200,862	178,714	136,584	838,850	4,892,690
X	<u> </u>	City Center-Trans Improvements (local)	12,000	3,371	20,352	21,286	20,843	20,000	85,852	97,852
X		City Center-Intermodal Transit Center (federal)	1,217,000	451,000	-	-	-	-	451,000	1,668,000
X		City Center-Intermodal Transit Center (local)	304,000	113,000	-	-	-	-	113,000	417,000
X	<u> </u>	Bicycle Route Improvements	-	50,000	50,000	200,000	200,000	200,000	700,000	700,000
X		Pedestrian and Traffic Calming Improvements		=	300,000	200,000	150,000	150,000	800,000	800,000
X	<u> </u>	Municipal Parking Garage	6,000,000	-	-	-	-	-	-	6,000,000
X		Broad Street Streetscape	2,177,155	-	-	=	300,000		300,000	2,477,155
X	<u> </u>	Washington St Streetscape Assess/Improvemts	350,000	-	-	-	-	200,000	200,000	550,000
X	<u> </u>	Sidewalk Construction, Repair, Replacement	-	150,000	150,000	-	150,000	-	450,000	450,000
Χ		Roadbed and Reconstruction (federal)	-	-	200,000	200,000	200,000	200,000	800,000	800,000
Χ		Roadbed and Reconstruction (local)	-	250,000	100,000	100,000	100,000	100,000	650,000	650,000
<u> </u>		Total Transportation	14,113,995	1,185,925	974,488	922,148	1,299,557	1,006,584	5,388,702	19,502,697
-	<u> </u>								-	-
<u>_</u>		COMMUNITY SERVICES							-	-
Χ		Library Expansion-Not Recommended	-	-	-	-	-	-	-	-
		Total Community Services	-	-	-	-	-	-	-	-
<u> </u>									-	=
		RECREATION & PARKS							-	-
<u> </u>	Х	Park Master Plan Implementation	360,000	-	-	-	100,000	-	100,000	460,000
X		Big Chimney and Triangle Park	50,000	-	-	-	200,000	-	200,000	250,000
Χ		Big Chimney and Triangle Park (proffer)	÷	=	300,000	-	100,000	=	400,000	400,000
		Total Recreation & Parks	410,000	-	300,000	-	400,000	-	700,000	1,110,000
<u> </u>	<u> </u>								-	-
L.		SCHOOLS							-	-
Х	L	Future Construction (new/renovation)	=	-		800,000	30,000,000		30,800,000	30,800,000
X		Systems Replacement Renewal Modernization	918,000	=	100,000	180,000	260,000	625,000	1,165,000	2,083,000
		Total Schools	918,000	-	100,000	980,000	30,260,000	625,000	31,965,000	32,883,000
									-	-
1		TOTAL GENERAL FUND	17,941,995	1,575,925	16,294,188	3,841,648	32,734,557	2,906,584	57,352,902	75,294,897
										=
		Grant/Other Funded	5,270,840	619,554	454,136	200,862	278,714	136,584	1,689,850	6,960,690
1		Total Debt Financed	6,000,000	-	14,000,000	1,478,500	30,000,000	-	45,478,500	51,478,500
		Only if grant/revenue offset		840,000	1,575,000	1,961,000	1,875,000	2,125,000	8,376,000	8,376,000
		School Fund Balance Use	-	-	100,000	180,000	260,000	625,000	1,165,000	1,165,000
		Total "Pay as you go" Financed	6,671,155	116,371	165,052	21,286	320,843	20,000	643,552	7,314,707
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FY 2010–2014 CIP/COP Project - Tax/Collection Software - NOT RECOMMENDED

CIP ____ COP X

Department/Division:

Treasurer/Commissioner of the Revenue

Priority 1 of 1

Description/Justification:

Since MUNIS was implemented in 2002 there have been issues that have hampered the operations of both of the offices. Almost 35 hours per week of staff time is wasted dealing with the idiosyncrasies of MUNIS. The duplication, problems with reporting and lack of auditing are impossible to overcome, even though we have repeatedly made efforts to ask for these issues to be fixed. With the implementation of a new tax/collection software both offices would be more able to be out in the community working on compliance and collections to increase the City's revenue as more efficiently handling our current tax base. This program would pay for itself just in the revenue realized by the increase of collections and new vehicles, business and all other taxes added to the rolls. With a complete tax roll, the City can more efficiently predict costs, income and produce budgets. It is anticipated that there will be a reduction in support costs for MUNIS if the tax module is replaced.

Project Cost Estimate: \$345,000

Provide breakdown of Design and Engineering,	Construction; for	on-going projects,	include funds	appropriated i	in prior	years;
include source of cost estimates)						

Engineering and Design:	
Construction:	
T (1 D ' (C (/ 11)	¢245 000

Total Project Cost (all years): \$345,000

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Prio	or					
	Appropr	riations FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$	\$	\$	\$345,000	\$	\$	\$345,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$	\$	\$345,000	\$	\$	\$345,000

Project Schedule:

Engineering and Design: 1st quarter 2012 Construction/implementation: 3rd quarter 2012

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

\$35,000 annual support beginning in 2013. Supplies and equipment should not be negatively impacted. Personnel costs should decrease with the added efficiency of the software.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Council's Desired Vision State: Innovation

GOAL 1 IT Infrastructure - Build and upgrade Citywide IT infrastructure to support innovation.

OBJECTIVE 1 - Create an environment where IT enhances the delivery of governmental services.

OBJECTIVE 2 - Undertake cooperative ventures with the private sector that are scalable for the future, to

facilitate expansion, growth, and new technologies such as Wi-Fi.

FY 2010–2014 CIP/COP Project – Fire Station Upgrades

CIP X COP ____

<u>Department/Division:</u> Public Safety, Fire Services Priority 1 of 3

Description/Justification:

The volunteer Fire Department and Arlington County career firefighters have proposed a project to replace the current windows in the station. When these windows were installed as part of the original construction, they were not commercial grade. The regular windows at Station #6 are problematic in that they have poor insulation and allow drafts to enter the building. As this is an overnight facility, the poor insulation quality of the windows poses a problem to sleeping firefighters. It is proposed that these windows be replaced in 2011.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: N/A
Construction: \$144,700
Total Project Cost (all years): \$144,700

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Prior						
	Appropriation	<u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$	\$	\$144,700	\$	\$	\$	\$144,700
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$	\$144,700	\$	\$	\$	\$144,700

Project Schedule:

Engineering and Design: N/A
Construction: N/A

Acquisition/Installation: 12/1/2011

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): Better-insulated windows should reduce heating and cooling costs for Station #6.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. "Public services are an integral component of a healthy community structure. They support existing and future development and contribute to the health safety, education and welfare of citizens and businesses in the community. Public services include government services, such as schools, library services, public safety and public works".

FY 2010–2014 CIP/COP Project – Ladder Truck

CIP X COP ____

Department/Division: Public Safety, Fire Services Priority 2 of 3

Description/Justification:

The current ladder truck was purchased in 2001 and will need to be replaced in 2012. The City can expect to capture approximately 30% of the original purchase price and that these funds can be applied to offset the cost of the new ladder truck. The future replacement need is: 2001 E-One Ladder Truck due to be replaced in 2012. Replacement cost estimate of \$840,000. Net cost to City (after capturing the proceeds of sale of approximately \$161,500), will be \$678,000.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: N/A
Construction: N/A

Total Project Cost (all years): \$840,000 for FY2012

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Pri	or					
	Appropr	riations FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$	\$	\$	\$840,000	\$	\$	\$840,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$	\$	\$840,000	\$	\$	\$840,000

Project Schedule:

Engineering and Design: N/A
Construction: N/A

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): No measurable impact.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents): Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. "Public services are an integral component of a healthy community structure. They support existing and future development and contribute to the health safety, education and welfare of citizens and businesses in the community. Public services include government services, such as schools, library services, public safety and public works".

FY 2010–2014 CIP/COP Project – Pumper Truck - Not Recommended

CIP X COP ____

Department/Division: Public Safety, Fire Services Priority 3 of 3

Description/Justification:

The current pumper truck was purchased in 2004 and will need to be replaced in 2013. The City can expect to capture approximately 40% of the original purchase price and that these funds can be applied to offset the cost of the new pumper truck. The future replacement need is: 2004 E-One Pumper Truck due to be replaced in 2013. Replacement cost estimate of \$518,500. Net cost to City (after capturing the proceeds of sale of approximately \$133,500), will be \$385,500.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: N/A
Construction: N/A
Total Project Cost (all years): \$518,500

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Pric	or					
	Appropr	riations FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source: Local	\$	\$	\$	\$	\$0	\$	\$518,500
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$	\$	\$	\$0	\$	\$518,500

Project Schedule:

Engineering and Design: N/A
Construction: N/A

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): No measurable impact.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents): Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. "Public services are an integral component of a healthy community structure. They support existing and future development and contribute to the health safety, education and welfare of citizens and businesses in the community. Public services include government services, such as schools, library services, public safety and public works".

FY 2010–2014 CIP/COP Project – City Facility Reinvestment Plan

CIP ____ COP X

Department/Division: Environmental Services

Priority 3 of 6

Description/Justification:

In 2003, the City hired the firm of Parsons Brinckerhoff, Inc. to conduct a comprehensive assessment of the condition of City facilities. The final report identified deficiencies in the City's capital plan and recommended a tiered and prioritized annual program to mitigate and address those deficiencies. In the FY05 CIP, the City initiated an annual reinvestment plan of approximately \$150,000 over five years to maintain the functionality of City facilities.

The deficiencies identified in that plan have been addressed and the City will undertake a new program of improvements. A new assessment of the condition of City facilities will be done in conjunction with the City's plan to outsource facilities management functions. This assessment will

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: N/A
Construction: \$150,000
Project Manager: N/A

Total Project Cost (all years): \$150,000 (annually)

Prior Appropriations: \$580,000 (multiple years)

Unexpended Balance: \$571,956

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$580,000	\$0	\$0	\$0	\$0	\$0	\$580,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$

Project Schedule:

Engineering and Design: N/A
Construction: N/A

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

This sustained reinvestment in our public facilities will decrease City annual operating costs by improving energy efficiency, and reducing personnel time dedicated to the repair and maintenance of aged facilities. As noted above, the operating budget will include funding for contract facilities management costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Maintaining City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Develop and execute building maintenance plans for all public facilities

FY 2010–2014 CIP/COP Project – City Hall/Public Safety Improvements

CIP	X	COP
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<u>Department/Division:</u> Environmental Services, Engineering Division Priority 4 of 6

Description/Justification:

This project will bring about improvements to the physical layout of the Harry E. Wells Municipal Building. The project will begin in FY2007 with a feasibility study that will address problems with the existing building layout and produce options and conceptual plans for various solutions.

Problems with the existing building include:

- A deficit of office space and public meeting space;
- o Lack of a focal entry point for the building;
- o A need for more accessible public meeting rooms for Boards and Commissions;
- A need for easier public access to the most commonly used business functions at City Hall, such as Customer Service, Tax billing, Clerk of Court, and building permits.

The project estimates are based on an expansion of the building footprint of approximately 5,500 square feet that would contain the public meeting rooms and business functions at City Hall. The building in its current configuration presents a confusing face to the customer who desires to transact business with the City, and to the citizen trying to find a public meeting. The proposed City Hall improvements will address this problem by creating a single public entrance to the building that provides clear direction to the business windows for paying taxes or utility bills, obtaining decals, licenses, or permits to the most accessible parts of the building. The anticipated addition will also provide new, more accessible meeting space for the City's many boards and commissions.

The new space will also meet a pressing need for improved Courtroom security by creating a segregating passageway for prisoners from the lock-up in the east wing basement to the Courtroom. Currently, officers of the court meet with their clients in the stairwell or in hallways, and the new meeting space would help alleviate that condition. Included in the construction plan is the installation of a comprehensive sprinkler system that will bring the building into closer compliance with current commercial building code standards and improve fire safety. Aging HVAC, electrical and mechanical systems will be evaluated for comprehensive repair or replacement. The project is scheduled to begin with a feasibility study in FY07/08, detailed architectural and engineering design in FY2008, and construction in FY2009. Cost estimates provided by DES staff. The cost estimates are preliminary and will be revised accordingly as the scope of work becomes better defined, following completion of the feasibility study.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Feasibility Study: \$200,000
Engineering and Design: \$330,000
Construction: \$14,000,000
Total Project Cost (all years): \$14,530,000

Prior Appropriations: \$530,000 Unexpended Balance: \$330,000

Future Funding Needs:

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	<u>Appropriati</u>	ons <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	\$530,000	\$0	\$14,000,000	\$0	\$0	\$0	\$14,530,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$530,000	\$	\$14,000,000	\$	\$	\$	\$14,530,000

Project Schedule:

Engineering and Design: 2010 Construction: 2011

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies and a potential decrease in operating costs. This will be offset by an increase in building size and functionality, and an associated increase in facility operating expenses.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): Enhancing City facilities meets Comprehensive Plan goals found in the "Community Facilities, Public Utilities and Government Services" chapter. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require innovation
- \circ Identify and prioritize facilities and programs in the greatest need of upgrading
- \circ Modify public facilities when such facilities fail to meet the needs of the public
- o Protect the safety of City employees and citizens

FY 2010–2014 CIP/COP Project – Storm Water Facility Improvements

CIP	X	COP
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<u>Department/Division</u>: Environmental Services, Engineering Division Priority 5 of 6

Description/Justification:

In many parts of the City, the storm water system is aging, undersized, and unable to convey the standard 10-year storm event. These deficiencies result in frequent flooding along some City streets and damage to private property.

In 2003, the Department of Environmental Services (DES) obtained grant funds and, in concert with the United States Army Corps of Engineers (USACE), initiated a comprehensive survey to locate and catalogue the condition of the City's storm water facilities. The survey was completed in Spring 2006. Since that time, the City has continued to partner with USACE to create a hydraulic model of the City's storm water system to analyze its performance under various rainfall scenarios. The USACE submitted the final report and StormCad model (stormwater system model) to the City in October 2007.

In addition to the analysis work, DES has completed a comprehensive cleaning and closed circuit TV (CCTV) inspection of the storm water system. The City has approximately 140,000 LF of storm sewer pipes ranging from 12-inch to 84-inch in size (diameter). The CCTV inspection identified pipe deterioration, as well as locations where obstructions and debris accumulation exist in the system. With the results of the CCTV inspection and comprehensive cleaning, storm system capacity and condition can be better evaluated and more accurately represented in the hydraulic model.

Currently, DES is seeking consulting services for the development of a new watershed management plan. This plan, expected to be completed by December 2009, will inform efforts to improve the storm water system and to apply City resources to most effectively improve water quality and stream function within the City.

The result of these efforts will aid the City to comprehensively plan for and prioritize future capital spending based on an accepted "level of service" for the City's storm water infrastructure. It is anticipated that at least one capital improvement project will be undertaken during each fiscal year for the foreseeable future to address identified deficiencies.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The estimate below is based on replacing approximately 1000LF of storm water pipe and ancillary structures with suitably sized reinforced concrete pipes to convey the 10 year design storm. The estimate includes an allowance for engineering design and project management costs as shown below. Estimates are provided by DES staff.

Engineering and Design: \$100,000
Construction: \$600,000
Project Management: \$75,000

Total Project Cost (all years): \$775,000 (for FY10; repeats for FY11-14)

	<u>FY07</u>	<u>FY08</u>	<u>Total</u>
Prior Appropriations:	\$640,000	\$500,000	\$1,140,000
Unexpended Balance:	\$640,000	\$500,000	\$1,140,000

Future Funding Needs:

Prior

	Appropriation	ns <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: SW fee*	\$1,140,000	\$0	\$775,000	\$775,000	\$775,000	\$775,000	\$5,015,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$1,140,000	\$0	\$775,000	\$775,000	\$775,000	\$775,000	\$5,015,000

^{*} Proposed to be funded with non-general fund revenues

Project Schedule:

Engineering and Design: Ongoing
Construction: Ongoing

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Over time, improvements to storm water infrastructure can be expected to decrease operating costs, as staff time and equipment dedicated to addressing clogs, repairs, and malfunctions is reduced.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): Repairing inadequate storm water systems meets Comprehensive Plan goals found in the "Natural Resources and the Environment" and "Community Facilities, Public Utilities and Government Services" chapters. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Ensure the adequacy of the City's present and future storm water management systems

FY 2010–2014 CIP/COP Project – Daylighting of Piped Streams

CIP X COP

Department/Division: Environmental Services, Engineering Division

Priority 6 of 6

Description/Justification:

Daylighting refers to the process of returning piped portions of storm drain outfalls to a natural state to improve water quality and reduce flood risks. Decades ago, many of the City's streams, currently enclosed in pipes, flowed in natural open channels. Due to rapid urban development, many streams experienced increased storm water runoff and high velocity flow which caused their banks to erode or collapse. Using the wisdom of the day, by piping these streams the City eliminated the erosion problem at significant cost to stream ecology. Additional streams were enclosed in pipes simply to allow land above to be developed. Today with a greater understanding of stream and ecological function, many jurisdictions are pursuing efforts to improve stream ecology and water quality by daylighting these piped streams where appropriate.

Daylighting can provide many water quality and environmental benefits including:

- Improved water quality by exposing the flow to the elements, essential for the survival of many forms of aquatic species;
- Enhanced opportunity to plant trees along the banks;
- Reduced runoff velocities;
- Reduced flooding;
- Enhanced recreational use of aquatic and riparian habitat;
- Added open space.

With the assistance of consultants, several potential daylighting sites have been identified. A study commissioned by the City in 2005 has provided direction in choosing particular stream reaches on which to focus. In combination with the City's Parks and Recreation Department the Department of Environmental Services has begun to consider preliminary designs for a reach of the Coe Branch in the Hamlett Rees tract as an initial daylighting project. This potential site will be fully examined for its potential in FY2009. Subject to confirmation from a design study and the availability of funds, it is proposed that the daylighting project be undertaken during FY2010. Funding in FY2012 and FY2014 would allow the City to plan for and construct additional daylighting projects.

Project Cost Estimate: TBD

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: \$70,000

Construction: TBD (Engineer to provide cost estimate)

Total Project Cost (all years): \$1,000,000

Prior Appropriations: \$250,000 Unexpended Balance: \$250,000

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	\$250,000	\$150,000	\$0	\$300,000	\$0	\$300,000	\$1,000,000
Funding Source	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$

\$300,000

\$

\$

\$300,000

\$1,000,000

Project Schedule:

Total:

Initial Daylighting Project

Engineering and Design: FY2009

Construction: FY2009/10 & ongoing

\$250,000

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

\$150,000

The implementation of this project will reduce annual costs associated with maintenance of storm water pipes as well as potential costs to the City to repair damage caused by flooding or sudden collapse of a storm water pipe.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

Repairing inadequate storm water systems meets Comprehensive Plan goals found in the "Natural Resources and the Environment" and "Community Facilities, Public Utilities and Government Services" chapters. Relevant Comprehensive Plan goals include:

- Determine whether existing public facilities require renovation
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Ensure the adequacy of the City's present and future storm water management systems

^{*} Preliminary estimate.

FY 2010–2014 CIP/COP Project – Curbside Solid Waste Collection

CIP ____ COP X

<u>Department/Division</u>: Environmental Services, Engineering Division

Priority 2 of 6

Description/Justification:

In support of the solid waste management program, the City has administered a celebrated recycling program. Starting on September 2, 2008, DES expanded and upgraded this program to offer the most extensive recycling collection program in the greater DC region. Without increasing costs to the City, the program now collects the most diverse variety of materials for recycling in the region. At the same time the City moved to single stream collection allowing customers the simplicity of placing all recyclable items in the same collection bin.

A 2006 study of the augmenting the City's Solid Waste Management Plan determined that for every 1% of the waste stream diverted from the landfill or incinerator the City recoups \$3,348 per year that would otherwise be lost in tipping fees, etc. The current green bin program affords too little space to effectively alter the behavior of residents to recycle more thus making it unlikely that the City could further increase its waste diversion rate (i.e., recycling rate).

As an example to the City, many private haulers outside of the city have already moved to a recycling cart system. Some jurisdictions have recently purchased recycling carts for residential customers including; District of Columbia, Howard County, and Prince George's County (for 2010 delivery). In FY10 the City will purchase and distribute 65 gallon carts to its customers.

In addition to carts for recycling this project proposes the purchase of similar carts for refuse collection including automated tippers retrofitted to City refuse trucks. City forces collect refuse in standard compacting refuse trucks. Implementing a cart system would improve the City's program in two important ways. First, a cart system for refuse would dramatically increase the convenience for residents. Second, many of the injuries incurred by City operation employees occur through the refuse collection. Refuse Carts and automated tippers retrofitted to the City's refuse trucks would substantially reduce these injuries. Most surrounding jurisdictions and private haulers already employ carts for refuse collection.

Finally, this project proposes the purchase of a new refuse truck in FY2014. The City works diligently to maintain its current fleet of refuse vehicles. However, the oldest truck will have 25 years of wear by 2014. The City must plan for its

Project Cost Estimate: TBD

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Recycling carts (6,480)\$366,000Refuse truck retrofit (3)\$60,000Refuse Truck Replacement\$200,000Total Project Cost (all years):\$626,000

Prior Appropriations: \$0 Unexpended Balance: \$0

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local*	\$0	\$240,000	\$0	\$186,000	\$0	\$200,000	\$626,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$0	\$240,000	\$0	\$186,000	\$0	\$200,000	\$626,000

^{*} Pending a dedicated source of funding (e.g., enterprise fund.)

Project Schedule:

Recycling Cart Purchase/Delivery/Retrofits FY2010
Refuse Cart Purchase & Delivery FY2012
Refuse Truck Replacement FY2014

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):
The implementation of this project is intended to reduce the amount of solid waste generated by residential customers thereby reducing the annual costs associated refuse tipping fees. Moreover, the use of refuse carts and automated tippers on City collection vehicles will prevent staff commonly occurring injuries.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): The actions contained herein conform to the goals of the City's 20-year integrated Solid Waste Management Plan (SWMP) approved by City Council on June 14, 2004. Additionally, one of the unifying principals of the Council Vision Statement, adopted November 27, 2006, is Environmental Harmony. Investing in long-term solutions to manage solid waste, including recycling, is consistent with this principal.

FY 2010–2014 CIP/COP Project – City Hall West Wing Improvements

CIP X COP

Department/Division: Environmental Services

Priority 1 of 6

Description/Justification:

This project will bring about near term (3-5 years) improvements to the physical layout of the Harry E. Wells Municipal Building, third floor west wing. The offices on this floor house the Department of Environmental Services, the Building Safety Division and the Zoning Division. Each of these city entities operate important business windows for building permits, engineering, public utilities, and zoning. The existing conditions fail to provide adequate space and organization for efficient customer service and work operations. Such deficiencies include: cramped employee offices and customer areas; poor layout leading to inefficient use of space; dispersed engineering, zoning and building safety functions; and poor employee work conditions due to inadequate work space, inadequate air circulation and climate control. Specifically, a 2007 city-commissioned study conducted by Dewberry and Davis found that DES offices are currently 3,204 sq ft smaller than minimum space requirements. This project will include facilitation to ensure that the available space is used most effectively.

This project aims to correct these deficiencies by space planning that may co-locate key staff to accommodate more process efficiency and customer satisfaction and through renovations to include improved air circulation and climate control as well as reconfigured offices to address employee work conditions. The project intends to minimize hard wall construction and utilize system furniture to permit future reuse.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Cost estimates are very preliminary as prepared by staff. Certified cost estimates to be obtained following space planning and development of conceptual design.

Engineering and Design: \$30,000* Construction: \$220,000* \$250,000*1 Total Project Cost (all years):

* Preliminary estimates

Prior Appropriations: FY2009 CIP amendment

Unexpended Balance: \$250,000

Future Funding Needs:

Prior

	Appropriation	ons <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
General Fund CIP*	\$175,000	\$	\$	\$	\$	\$	\$175,000
Water Fund CIP*	\$75,000	\$	\$	\$	\$	\$	\$75,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$250,000	\$	\$	\$	\$	\$	\$250,000

^{*2008} Supplemental Budget Amendment/Capital Project Transfer

Project Schedule:

Engineering and Design: Spring 2009 Construction: 2009-2010

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

Relevant Comprehensive Plan goals include: Determine whether existing public facilities require renovation; identify and prioritize facilities and programs in the greatest need of upgrading; modify public facilities when such facilities fail to meet the needs of the public; protect the safety of City employees and citizens. This project is consistent with the City Council's Vision and strategic Plan for World Class Government and Public Outreach.

¹ (\$175,000 in General Fund/\$75,000 in Water Fund)

FY 2010–2014 CIP/COP Project – City Center Transportation Improvements

CIP X COP _____

Department/Division: Environmental Services, Engineering Division Priority 3 of 9

Description/Justification:

The City Center project will require public investment in improved infrastructure, open space, public facilities, and other features that will create a "Great Place." One area of public investment is the improvement of roads and other transportation infrastructure such as sidewalks and trails. The City completed a Transportation Plan for City Center. This plan includes a recommended list of transportation infrastructure improvements for the City Center that could be implemented through this project. These funds could also be used to construct the extended City Center network, which includes sidewalks and other pedestrian-related improvements throughout the City. The City receives annual Six Year Improvement Program funds from the Virginia Department of Transportation (VDOT). These funds have been programmed generally towards City Center or City Center network improvements.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: TBD
Construction: TBD

Total Project Cost (all years): \$4,892,690 (with proposed funding after FY2014, total is estimated at \$6,350,000)

Prior Appropriations: \$ 4,053,840 Unexpended Balance: \$ 4,053,840

Future Funding Needs:

Prior

Funding Source Local*
Funding Source: TOTAL LOCAL

Funding Source: Federal
Funding Source: State

Total:

App	ropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
\$	12,000	\$ 3,371	\$ 2,731	\$ 3,665	\$ 3,222	\$ 2,379	\$ 27,368
			\$ 17,621	\$ 17,621	\$ 17,621	\$ 17,621	\$ 70,484
\$	12,000	\$ 3,371	\$ 20,352	\$ 21,286	\$ 20,843	\$ 20,000	\$ 97,852
\$	581,994	36,289	32,227	40,262	36,194	34,464	\$ 761,430
\$	3,459,846	128,894	101,557	139,314	121,677	82,120	\$ 4,033,408
\$	4,053,840	\$ 168,554	\$ 154,136	\$ 200,862	\$ 178,714	\$ 136,584	\$ 4,892,690

^{*}City allocating \$17,621 per year for FY2011-2014 for previous years' local match requirements, which were not appropriated previously.

Project Schedule:

Engineering and Design: TBD Construction: TBD

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): City staff costs related to project management.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

The construction of a City Center is an integral component of the City's Comprehensive Plan. The vision for City Center, as stated in the adopted Comprehensive Plan is as follows:

"The vision for the City Center depicts a vibrant hub of community activity. The City Center area is highly accessible to pedestrians, bikers, transit, and automotive modes of travel. The City Center is a place where people will come to stroll, shop, dine, work, attend cultural and entertainment events such as the Farmers' Market or City festivals, buy food and drink, conduct civic business, and live. The City Center should be designed to provide many of the goods and services that City residents need on a daily basis to reduce the number of resident trips outside the City and it should be a magnet to business from the surrounding region."

In order to facilitate the implementation of this vision from a transportation perspective, the City completed a Transportation Plan for City Center. This plan includes a recommended list of transportation infrastructure improvements for the City Center that could be implemented through this project.

FY 2010–2014 CIP/COP Project – Intermodal Transit Center

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 4 of 9

Description/Justification:

The City Center project will require public investment in improved infrastructure, open space, public facilities, and other features that will create a "Great Place." One area of public investment is the construction of an intermodal transportation facility, which would be located in the City's downtown commercial district. The intermodal facility would be part of the redeveloped City Center, which is currently being planned, and will link multiple modes of transportation in a centralized location by including convenient access and transfer facilities for regional Metrobus, the local feeder bus system (George), pedestrians, bicyclists, local taxicabs, and private shuttles. This project has been designated to receive federal funding in FY07 through FY10 under the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU). The City is also required to provide a local match, which is shown in the funding table below.

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: TBD

Construction: TBD

Total Project Cost (all years): \$2,085,000

Federal Local Total
Prior Appropriations: \$1,217,000 \$304,000 \$1,521,000
Unexpended Balance: \$1,217,000 \$304,000 \$1,521,000

Future Funding Needs:

Prior FY2010 FY2011 FY2012 FY2013 FY2014 **Appropriations Total** Funding Source: Federal \$451,000 \$0 \$0 \$0 \$0 \$1,668,000 \$1,217,000 Funding Source: Local \$0 \$0 \$304,000 \$113,000 \$0 \$0 \$417,000 \$ Total: \$1.521,000 \$564,000 \$ \$2,085,000

Project Schedule:

Engineering and Design: TBD

Construction: TBD

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted): City staff costs related to project management.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): The construction of an intermodal transportation facility is part of the City Center vision and guiding principles. The vision for City Center, as stated in the adopted Comprehensive Plan is as follows:

"The vision for the City Center depicts a vibrant hub of community activity. The City Center area is highly accessible to pedestrians, bikers, transit, and automotive modes of travel. The City Center is a place where people will come to stroll, shop, dine, work, attend cultural and entertainment events such as the Farmers' Market or City festivals, buy food and drink, conduct civic business, and live. The City Center should be designed to provide many of the goods and services that City residents need on a daily basis to reduce the number of resident trips outside the City and it should be a magnet to business from the surrounding region."

FY 2010–2014 CIP/COP Project – Bicycle Route Improvements

CIP X COP ____

<u>Department/Division:</u> Environmental Services, Engineering Division

Priority 8 of 9

FY2014

Total

FY2013

Description/Justification:

In anticipation of the completion of the Pedestrian and Bicycle Plan, the City is establishing an ongoing program for implementing bicycle route improvements. The improvements may include, but will not be limited to, designation of new bicycle routes within the City and associated roadway improvements to develop safe bicycle routes within the City. The exact scope of work and cost for specified items will be determined once the planning study is complete. See Pedestrian and Bicycle Master Plan in the CIP.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: TBD
Construction: TBD
Total Project Cost (all years): \$700,000

Cost estimates are unavailable pending results of survey and core sampling.

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Prior		
	Appropriations	FY2010	
-	Φ.Ο.	A 50 000	

\$200,000 \$200,000 \$700,000 Funding Source: Local \$200,000 \$50,000 \$0 \$50,000 \$ \$ Funding Source: \$ \$ \$ \$ \$ Funding Source: \$ \$ \$ \$ \$ \$0 \$50,000 \$50,000 \$200,000 Total: \$200,000 \$200,000 \$700,000

FY2011

FY2012

Project Schedule:

Engineering and Design: FY2010

Construction: FY2010 and ongoing

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Administering the construction contracts for the transportation improvements will place additional demands on City staff. Last year, the City designated a member of the Planning Staff to serve as Principal Transportation Planner to provide the focused attention the City's transportation needs require.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): Improving the City's bicycle routes meets many goals within the "Transportation" chapter of the Comprehensive Plan. Relevant Comprehensive Plan goals include:

- Encourage the use of non-automotive modes of transportation within the City
- Establish a network of pedestrian and bicycle trails to link neighborhoods with services, shopping, parks, Metro stations, schools and the City Center.

FY 2010–2014 CIP/COP Project – Pedestrian & Traffic Calming Improvements

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 7 of 9

Description/Justification:

This project develops a program of roadway and pedestrian enhancements in the City's residential neighborhoods. In anticipation of the completion of the Pedestrian and Bicycle Plan, which is being developed through the use of Regional Surface Transportation Program (RSTP) funds, the City is establishing an ongoing program for implementing transportation enhancements throughout the City. The improvements funded by the project will be non-sidewalk related improvements and may include, but are not limited to, improved roadway design, installation of traffic calming devices, installation of pedestrian signals, and installation of way finding signage. Sidewalk repair and replacement will be programmed through a separate project. The exact scope of work and cost for the specified items will be determined once the planning study is complete. See Pedestrian and Bicycle Master Plan in the CIP.

It is proposed that local funding be appropriated for each of the next five years to implement annual projects as recommended in the Master Plan. In the absence of Northern Virginia Regional Transportation Authority (NVTA) funds, the City will seek grant funding to offset the local burden of this project.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: TBD
Construction: TBD
Total Project Cost (all years): \$800,000

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

	Prior						
	Appropriations	s <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$0	\$0	\$300,000	\$200,000	\$150,000	\$150,000	\$800,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$0	\$0	\$300,000	\$200,000	\$150,000	\$150,000	\$800,000

Project Schedule:

Engineering and Design: FY2010

Construction: FY2010 and ongoing

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Administering the construction contracts for the transportation improvements will place additional demands on City staff. In 2008, the City designated a member of the Planning Staff to serve as the Principal Transportation Planner to provide the focused attention the City's transportation needs require. City Planning and Engineering Staff will coordinate closely to shepherd these projects forward.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

One of the primary complaints from City residents is that residential streets are experiencing increased amounts of traffic, and at speeds higher than the posted speed limit. The Comprehensive Plan recognizes that traffic calming and pedestrian improvements are necessary in order to maintain the character of the City's residential streets. A City program designed to focus exclusively on the City's residential neighborhoods will help prioritize necessary roadway and pedestrian improvements.

Upgrading and modernizing the City's transportation system meets the "Transportation" and "Community Facilities" chapters of the plan. Relevant Comprehensive Plan goals include:

- Manage traffic on residential roads within and into the City
- Identify and prioritize facilities and programs in the greatest need of upgrading
- Encourage the use of non-automotive modes of transportation within the City
- Protect residential neighborhoods from commuter and commercial traffic

FY 2010–2014 CIP/COP Project – Municipal Parking Garage Design and Construction Finance

CIP X COP ____

<u>Department/Division:</u> Development Services, Planning Division

Priority 1 of 9

Description/Justification:

This project is the design and financing portion of the municipal parking garage to assess the size, location, and funding requirements to create a municipal parking garage within the City Center area to provide for shared parking and to complement the intermodal facility.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: NA
Construction: NA
Total Project Cost (all years): \$6,000,000

Prior Appropriations: \$6,000,000 Unexpended Balance: \$0

Future Funding Needs:

Prior FY2014 **Appropriations** FY2010 FY2011 FY2012 FY2013 **Total** Funding Source: Local \$0 \$0 \$0 \$0 \$0 \$6,000,000 \$0 Funding Source: \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ Funding Source: \$ \$ \$ \$ \$0 \$0 \$0 \$0 \$0 \$0 \$0 Total:

Project Schedule:

Engineering and Design: None Construction: None

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

City staff costs related to project management.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

This project will determine the design, location, and financing mechanism for a municipal parking garage. The construction of a garage is a specific goal in the "Land Use and Economic Development" chapter of the City's Comprehensive Plan. Goal 12, Strategy C of this chapter states the following: "Encourage the construction of structure or underground parking facilities within the higher density commercial areas. Consider the creation of municipal parking structures in the more dense commercial areas."

FY 2010–2014 CIP/COP Project – Broad Street Improvements: Village Section

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 5 of 9

Description/Justification:

This project will carry out streetscape improvements on West Broad Street from Virginia Avenue to West Street. It is a continuation of similar, earlier projects along Route 7 from Fairfax Street to Virginia Avenue, and from Haycock Road to Rowell Court.

The Planning Commission approved the streetscape master plan for Broad Street in 2003. The scope of work includes replacing curb and gutter; road bed reconstruction; installing brick pavers on sidewalks; planting and related landscaping; improving drainage and street lighting; undergrounding overhead utilities; and repaving streets. The goal of the project is to provide the design enhancements that will allow Route 7 to function both as a primary regional highway, and as a downtown commercial street. In the current configuration, the balance is tipped toward the former at the expense of the local community.

This project has been in the City's CIP for many years. More recent allocations include in 2000, when the City completed the undergrounding of overhead utilities in the 500 block of West Broad Street with a contribution from Star Power. Funding for this project was included in the FY03, FY05, FY06 and FY07 CIPs. Design is principally complete for the 400 through 700 blocks.

Construction of utility undergrounding in the 400 block is significantly underway and will complete in Spring 2009. North-side streetscape improvements include roadbed reconstruction are mostly complete save restoration from the removal of the overhead utility poles and the frontage of 415 Broad Street. The City continues to work on securing easements and installing streetscape on the outstanding parcels on the North side and the S

The City's General Fund resources allocated through the CIP have been used in the past to leverage developer contributions and grant funds for the project. This has been a successful strategy to date, with developer funds used to accomplish the streetscape improvements in front of the West End Shopping Center, and the Broadway and Byron mixed use developments. Developer funds have also been used for improvements carried out in front of the Spectrum and the Read Building.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: \$380,000 Construction: \$3,598,000 Project Management: \$102,000 Total Project Cost (all years): \$1,202,155 (\$4,080,000 represents these five years plus previous CIPs)

Prior Appropriations: N/A (multiple years)
Unexpended Balance: \$1,302,165

Future Funding Needs:

	Prior						
	Appropriation	<u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$1,575,000	\$0	\$0	\$0	\$300,000	\$0	\$1,875,000
TEA-21 Federal Grant	\$185,000	\$	\$	\$	\$	\$	\$185,000
VDOT Revenue Sharing	\$417,155	\$	\$	\$	\$	\$	\$417,155
Total:	\$2,177,155	\$0	\$0	\$0	\$300,000	\$0	\$2,477,155

Project Schedule:

Engineering and Design: 400, 500, 700 and 800 blocks principally complete.

Construction: Summer 2009 completion (400 block)

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Future utility operating costs for streetlights are estimated at \$5,000 per year. Landscape maintenance may be outsourced to a private contractor, in accordance with current City practice, and is estimated to cost \$1,700 per block per year for maintenance and irrigation.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Building streetscape, undergrounding utilities, and enhancing the pedestrian environment meets Comprehensive Plan goals found in the "Transportation", "Land Use" and "Community Character" chapters. Relevant Comprehensive Plan goals include:

- Complete the streetscape in the Village Section
- Separate pedestrian and vehicular traffic using landscape buffers
- Encourage non-automotive transportation
- Establish a pattern of pedestrian linkages
- Design streetscapes to allow ease of pedestrian movement in mixed use areas in particular

FY 2010–2014 CIP/COP Project – Washington Street Streetscape

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 6 of 9

Description/Justification:

This project will complete Phase I and start Phase II of the streetscape design for North Washington Street. The City has hired a contractor who will complete the design and engineering of the streetscape for Phase I, which includes North Washington Street (from Broad Street to the Arlington County line), by Spring of 2009. The scope of work includes the design for sidewalks, curb and gutter; pavement material; planting and related landscaping; drainage; street lighting; road bed reconstruction; and utilities placement. The goal of the project is to provide a unified streetscape design that will allow Washington Street to function as a primary commercial corridor.

The City's General Fund resources allocated through the CIP will be used to develop a streetscape design for the street. In order to implement the streetscape design once this project planning is complete, the City can leverage developer contributions and grant funds for the project. The City has employed this strategy successfully along West Broad Street, where developer funds have augmented the City's resources to accomplish the streetscape improvements in front of the West End Shopping Center, the Broadway, the Byron, as well as the Spectrum and the Read Building. The City will attempt to use a similar funding strategy using development contributions and grant funds to implement the streetscape design along North a South Washington Streets in the future.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: TBD
Construction: TBD
Project Management TBD
Total Project Cost (all years): \$750,000

Prior Appropriations: \$ 350,000 Unexpended Balance: \$ 100,399

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$350,000	\$0	\$0	\$0	\$0	\$200,000	\$550,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$0
Funding Source:	\$	\$	\$	\$	\$	\$	\$0

Total: \$350,000 \$0 \$0 \$0 \$0 \$200,000 \$550,000

Project Schedule:

Engineering and Design: FY2009 and forward

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Project management by City staff would be the only additional cost.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Building streetscape, undergrounding utilities, and enhancing the pedestrian environment meet Comprehensive Plan goals found in the "Transportation", "Land Use" and "Community Character" chapters. Relevant Comprehensive Plan goals include:

- Separate pedestrian and vehicular traffic using landscape buffers
- Encourage non-automotive transportation
- Establish a pattern of pedestrian linkages
- Design streetscapes to allow ease of pedestrian movement in mixed use areas in particular

FY 2010-2014 CIP/COP Project - Sidewalk Construction, Repair, and Replacement

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 2 of 9

Description/Justification:

This project includes the repair and replacement of sidewalks throughout the City as well as the construction of new sidewalks to improve pedestrian mobility throughout the City. This project will focus on sidewalk repair and installation only. The first phase of this project will repair and/or replace sidewalks in approximately 28 locations in the City. Ongoing, the program will focus on areas identified in the Pedestrian and Bicycle Master

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: N/A
Construction: N/A
Total Project Cost (all years): \$750,000

Prior Appropriations: \$0 Unexpended Balance: \$0

Future Funding Needs:

Prior

	1 1101							
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total	
Funding Source: Local	\$0	\$150,000	\$150,000	\$0	\$150,000	\$0	\$450,000	
Funding Source:	\$	\$	\$	\$	\$	\$	\$0	
Funding Source:	\$	\$	\$	\$	\$	\$	\$0	
Total:	\$0	\$150,000	\$150,000	\$0	\$150,000	\$0	\$450,000	_

Project Schedule:

Engineering and Design: 2010

Construction: 2010 and ongoing

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

This project will require Planning and Engineering staff time to identify, prioritize, and design the sidewalks that will be constructed or repaired through this program. It will then require a significant amount of personnel for construction. This work may be performed by outside contractors.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

This project will improve the City's pedestrian network by repairing sidewalks that are in poor condition and by constructing new sidewalks where they do not currently exist. The Transportation Chapter of the City's Comprehensive Plan speaks to the importance of having safe, interconnected paths for pedestrians. Specifically, Goal 2, Strategy B states "Improve pedestrian and bicycle safety throughout the City. Pursue the addition of sidewalks and bicycle trails in all areas where they are needed and where they are possible to build". Goal 6 Strategy E states "Encourage the use of non-automotive modes of transportation with the City and to the region. Create a prioritized list of new sidewalks and sidewalk renovations to improve pedestrian access and safety."

FY 2010-2014 CIP/COP Project - Roadbed Assessment and Reconstruction

CIP X COP ____

Department/Division: Environmental Services, Engineering Division

Priority 9 of 9

Description/Justification:

Recent utility work and road repairs on Route 7 and Route 29 indicate road base thickness less than the minimum required by VDOT standards. Properly designed streets have the following surface layers:

- Surfacing the top layer of asphalt which carries the traffic
- Road base the layer that provides the principal support for the surfacing
- Sub base a secondary layer of material provided between the prepared sub grade and road base
- Sub grade the natural foundation or fill which receive the loads from the pavement

Significant portions of the City's streets lack sub base and road base. This deficiency leads to more rapid roadway deterioration and, in the long run, costs more to maintain.

The proposed roadbed reconstruction program will include a comprehensive survey and core sampling of City streets to identify deficiencies. A priority list of roads to be reconstructed will be developed and construction cost estimates will be obtained.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: \$250,000 Construction: \$1,200,000 Total Project Cost (all years): \$1,450,000

Prior Appropriations: N/A Unexpended Balance: N/A

Future Funding Needs:

L	LI	UΙ	

	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$0	\$250,000	\$100,000	\$100,000	\$100,000	\$100,000	\$650,000
Funding Source: Fed. Stimulus	\$0	\$0	\$200,000	\$200,000	\$200,000	\$200,000	\$800,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$0
Total:	\$0	\$250,000	\$300,000	\$300,000	\$300,000	\$300,000	\$1,450,000

Project Schedule:

Engineering and Design: FY2010

Construction: FY2011 and ongoing

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Road maintenance costs will decrease over time due to improved roadbed design.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Upgrading and modernizing the City's transportation system meets the "Transportation" and "Community Facilities" chapters of the plan. Relevant Comprehensive Plan goals include:

- Manage traffic on non-residential roads with and into the City of Falls Church
- Identify and prioritize facilities and programs in the greatest need of upgrading

Upgrading road infrastructure is consistent with City Council's Strategic Plan goal to "[B]uild infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, stainable great place."

<u>FY 2010–2014 CIP/COP Project</u> – Mary Riley Styles Public Library Expansion *NOT RECOMMENDED*

CIP X COP _____

<u>Department/Division</u>: Community Services, Library Priority 1 of 1

Description/Justification:

Expansion of the existing library by purchasing additional land/buildings, adding 8,000 square feet to the existing facility using the purchased property, and adding a parking lot for use by the library and other City departments.

The Mary Riley Styles Public Library is the intellectual heart of the City of Falls Church. It serves some 25,000 patrons (i.e. persons with library cards) of whom about 10,000 are City residents, constituting 92% of the population. Other statistics that show library usage and satisfaction include:

- Circulation of the library has grown steadily from 285,875 in 1991 to 365,637 in 2008 (a 21% increase), breaking circulation records the last four years in a row.
- 15,000 20,000 monthly visits, or a total of 203,743 visits a year, making the library a City building that is heavily used, and one of the best known by City residents.
- 12,000 children participated in programs last year.
- 1,000 registered for the annual children's Summer Reading Program.
- 65,400 reference and directional questions answered yearly.
- 90% of respondents to the library's annual survey responded that they were "very" or "extremely" satisfied with the library and its programs and services.
- 84% of the survey respondents said that their experience at the library was "pleasant and productive."
- 137,579 visits to the library's website last year.
- 155,000 items in the collection

Reasons why this expansion is needed:

The library building is largely unchanged from its original construction in 1957. The children and technical processing wing was added in 1968 and, in 1993, an addition to the southeastern corner of the building added space for a small conference room, offices and administrative services. Since the 1993 addition, the library has provided steadily increasing services to a growing number of patrons both in the building and through outreach in the community.

The current library building is 15,500 square feet, of which approximately 11,150 square feet is public space. Although the library continues to function within this limited space, it is increasingly clear that the space is not adequate today and will be increasingly inadequate as the City population grows, especially in the City Center area. The inadequate space of the current facility can be demonstrated from several perspectives.

The recent draft study of City facility needs by PSA Dewberry evaluated the library in detail and determined that an additional 24,600 square feet of space—a 150% increase in needed space—(a total of 40,100 square feet, or about \$12,030,000 based on \$300 sq. ft.) was needed by 2028 and that, were a new facility to be built, 51,000 total square feet (costing approximately \$15,300,000 based on \$300 sq. ft.) would be appropriate. For example, the study indicates that the Children's Reading section should be expanded from 1,947 square feet to about 8,000 square feet. The Local History section is proposed to be expanded from 537.5 square feet to more than 1,800 square feet.

The State of Virginia is in the final stages of adopting library assessment criteria, including a measure of the adequacy of space. Based on the draft measure, the current library is in the lowest acceptable category of space and is below the "desired" level. In most other measures of performance, the library is in the highest or middle categories of performance. An expansion of about 8,000 square feet would bring the library into the highest performance rating category.

The collection is almost at capacity shelving level, and there is minimal space for public programs and meeting space. Currently the collection is approximately 155,000 items and only through high circulation and aggressive weeding is it able to fit into the building. With over 12,000 children attending special programs and weekly story hours, meeting space is at a premium and not adequate to hold the 100+ crowds that attend many of the programs.

A final consideration for any expansion of the library is the very limited parking now available. Annual surveys of library patrons indicate that the lack of adequate parking is a major limitation in the effective use of the library. Any proposal to address the space limitation of the library should also provide for additional parking.

The Library Board of Trustees proposes to include a total of \$6.750 million in the Capital Improvement Program funding for a modest expansion of the existing library and additional parking.

Specifically, the City would acquire land and/or buildings adjacent to or nearby the existing library. The goal of this expansion would be to add about 8,000 square feet of space. As part of this process, administrative (i.e. non-public) services now located in the current building could be relocated to an adjacent facility, thereby making the entire existing facility open to the public. This redesign would allow significant expansion of the children's reading and programs' area as well as new internet terminals, and additional space for other elements of the collection. At the same time, this redesign could provide for the expansion and relocation of the Local History collection. An optimal configuration would also provide additional land area for expanded library parking of at least 40 spaces, which could also support other City uses.

The requested funding (\$6,750,000) would be allocated to support purchase of land and/or buildings nearby or adjacent to the existing facility as well as expand the present library. Of this amount, \$2.8 million is needed to purchase land and/or buildings adjacent to or nearby the library. This amount is needed in the 2010 CIP. The remaining \$3.95 million is for design fees and

construction costs associated with redesign of the space within the existing building and design and construction of space at nearby or adjacent sites. This amount would be needed in 2011 and 2012. If construction was started late in fiscal year 2011, some of the construction money might have to carry forward to 2013.

It is expected that the expansion of public space for the library can be accomplished with a minimal impact on the library's annual budget. Minor increases in utility costs are expected, but the proposed expansion will not require additional staff or other costs.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Estimated costs provided by a library architectural firm in Virginia Beach

Total Cost:	\$6,750,000
Technology Expenses	50,000
Moving Costs	50,000
Parking Lot Costs	80,000
Contingency Fees	275,000
FFE	320,000
Professional Fees	120,000
Construction	2,400,000
Site Utilities	50,000
Architectural/Engineering Work	555,000
Design Review Study	50,000
Land Acquisition	\$2,800,000

Prior Appropriations \$0 Unexpended Balance \$0

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source: Local	\$	\$2,800,000	\$605,000	\$3,345,000	\$	\$	\$6,750,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$2,800,000	\$605,000	\$3,345,000	\$	\$	\$6,750,000

Project Schedule:

Engineering and Design: FY2011 which is contingent upon land acquisition the prior year Construction: FY2012 and FY2013 depending on when the project started

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted)

- Increased utility bills; estimated an increase of \$20,425/yr. based on current expenditures of \$40,850/yr; total would be approximately \$61,175/yr for utilities with the new construction.
- IT equipment to include more Internet terminals; approximately 15 PCs @ \$1,200ea; total, \$18,000; these would be refreshed every three to four years, so not an annual cost.
- Since there would not be additional public service desks to staff, the current staffing level of the library would be maintained.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents): This project fulfills the following Council Vision as expressed in Chapter 8 (p. 168) of the City's Comprehensive Plan. "Vision: The City will maintain its public facilities and provide a level of public utilities and services that is sufficient to meet the current and future needs of the greater Falls Church community, and will promote the efficient utilization of all resources. Public facilities will be attractively designed to meet the City's operational goals and community appearance standards, and will be maintained and improved as necessary to provide an appropriate level of service to all residents.

....City schools and libraries will continue to provide excellent academic and informational services to residents..." Goal 1. (p. 168) "Ensure that an excellent level of public facilities, utilities, and services are available to meet the needs of the community, while exercising fiscal responsibility." Strategy D. (p. 169) "Ensure that the Capital Improvements Program and the operating budget provide sufficient funds to support an appropriate level of maintenance for City facilities and services."

Goal 7. (p. 171) "Continue to provide superior public library services responsive to the educational, informational, recreational, and cultural needs of all residents of the City." Strategy E. (p. 172) "Provide safe and convenient access and parking for the public library facility."

Also under the Neighborhood Preservation and Community Life Vision, Goal 1, Objective 2 states "Protect neighborhoods from parking impacts, through the development, implementation, and consistent enforcement of neighborhood parking regulations."

FY 2010–2014 CIP/COP Project – Park Master Plan Implementation

CIP ____ COP X

Department/Division: Community Services, Recreation & Parks Division

Priority 1 of 2

Description/Justification:

In 1999, City Council directed staff to complete master plans for all the parks in the City. With the completion of the master plan for Big Chimneys Park in the spring of 2007, all the master plans have been completed. The master plans establish specific plans for the future development of each of the parks. Implementation of the master plans requires the purchase and installation of park and playground equipment; re-grading and addressing drainage issues; rain garden design and installation; interpretive signage design, purchase and installation; plant purchase and installation; and the maintenance and repair of pathways, fences and picnic shelters. In addition, the Recreation & Parks Division recently had a study completed to identify accessibility and safety issues in the parks. Over the next 3 years a portion of the funding will be used to make parks and park amenities accessible. This CIP project will provide critical funding for the implementation of the master plans over the next four years.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Design and construction of steps in Madison Park	\$5,000
Design and construction of landscape beds at the entrance to all parks	\$30,000
Design and installation of interpretive signs for Cavalier Trail, Crossman and Hamlett Park	\$20,000
New park entrance signs	\$45,000
Total	\$100,000
	(for FY10, similar funding for FY11-13)

Prior Appropriations: \$360,000 Unexpended Balance: \$242,089

The cost estimates are based on information gathered from various contractors.

Future Funding Needs:

	Prior						
	Appropriati	ons <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$360,000	\$0	\$0	\$0	\$100,000	\$0	\$760,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$360,000	\$0	\$0	\$0	\$100,000	\$0	\$760,000

The \$100,000 in FY10 is to fund the design and construction of steps in Madison Park, the design and installation of landscape beds at all park entrances, the design and installation of interpretive signs in Crossman Park, Cavalier Trail Park and Hamlett Park, and the design and installation of new park entrance signs for all the City parks. The funding in FY11 through FY13 is to make park facilities accessible and continue to replace playground equipment, fences, shelters, tables, benches, signage and other park equipment as needed.

Project Schedule:

Engineering and Design: See project cost estimate section

Construction:

The implementation of park master plans is an ongoing process. The projects scheduled for FY10 can be completed within the 12 month period. By the end of 2014, all the parks will have received new signage, new playground and park equipment, new landscape beds and a major improvements in the accessibility of equipment and facilities.

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):
Adding equipment, signs and plants to the parks will increase the need for maintenance and may require additional maintenance staff.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

The implementation of park master plans meets Comprehensive Plan Goals as articulated in the "Parks, Recreation and Open Space" chapter of the adopted plan. The overall vision of this chapter states, in part, "that the City will conserve and maintain existing parks...and the City will continue to provide facilities and programs for active and passive recreational activities to meet the needs of all residents and persons working in the City." In addition, a synopsis of each of the approved park master plans is contained in the Comprehensive Plan. This project is also consistent with Council's Vision/Strategic Plan which articulates a commitment to parks and open spaces and contains a goal to implement plans and sustain resources to expand and improve City parklands.

FY 2010–2014 CIP/COP Project – Big Chimneys and Triangle Park

CIP X COP ____

Department/Division: Community Services, Recreation & Parks Division

Priority 2 of 2

Description/Justification:

Big Chimneys Park has served the neighborhood around the park well for over 20 years. The proposed City Center Development, that will include parcels of land immediately adjacent to the park, will have a dramatic impact on the area and the park. The recently completed master plan for Big Chimneys Park addresses those pending changes and the need to develop a park that incorporates those changes into the design of the new and improved Big Chimneys Park to assure the visitor's experience to the park is improved and enhanced. The plan attempts to improve the park by making it more accessible, visibly and attractive. Landscape beds with an assortment of native plantings will provide year round color and natural beauty. The park will be made safer and more inviting and the grade and drainage issues will be addressed. The historical significance of the park and its name will be appropriately highlighted and noted through interpretive signage and other means. A performance area may be added to the park as well as other features that may make the park a location for performances and events. The second portion of this project is to design and construct a new park or park/cultural arts area at the intersection of Maple Avenue and Annandale Road at an area now called Triangle Park. No design or conceptual work has been done on the Triangle Park piece of this project. \$50,000 was allocated in FY09 to begin the conceptual design process for both parks.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: \$350,000 Construction: \$600,000 Total Project Cost (all years): \$950,000

The engineering and design cost estimates are based on the costs to complete design work at the current park projects in the City. The estimates for construction costs are based on the belief that there will be a major renovation of the park that will include significant grading and drainage work. The costs to construct the park can't really be firmed up until the initial design is completed.

Prior Appropriations: \$50,000 Unexpended Balance: \$50,000

Future Funding Needs:

	Prior						
	Appropriati	ions <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Local	\$50,000	\$0	\$0	\$0	\$200,000	\$0	\$550,000
Funding Source: Proffer	\$0	\$0	\$300,000	\$0	\$100,000	\$0	\$400,000
Funding Source:	\$	\$	\$	\$		\$	\$
Total:	\$50,000	\$0	\$300,000	\$0	\$600,000	\$0	\$950,000

Project Schedule:

Engineering and Design: The initial conceptual design work will start in late FY09 or early FY10. Once community support has been obtained for the conceptual design, formal design and engineering can proceed in FY11.

Construction: Construction will likely take close to a year to complete. Funding is requested for construction in FY13.

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted)

The reconstruction of Big Chimneys Park and the construction of the Triangle Park will impact operating costs. Additional maintenance staff, equipment and supplies will be required. Depending upon what goes into the parks there may be additional utility charges such as electricity and water. Actual costs can't be determined before a plan is in place.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents): The implementation of the park master plan for Big Chimneys Park and the addition and design of the new Triangle Park meets Comprehensive Plan Goals as articulated in the "Parks, Recreation and Open Space" chapter of the adopted plan. The overall vision of this chapter states, in part, "that the City will conserve and maintain existing parks...and the City will continue to provide facilities and programs for active and passive recreational activities to meet the needs of all residents and persons working in the City." This project is also consistent with Council's Vision/Strategic Plan which articulates a commitment to parks, and open spaces and contains a goal to implement plans and sustain resources to expand and improve City parklands.

FY 2010-2014 CIP/COP Project – Future School Construction Projects

CIP X COP

Department/Division: Schools

Description/Justification:

FCCPS has embarked on a long-range facility study in spring/summer 2008 that will address both capacity and facility design. This study is anticipated to be completed by summer 2009 and will provide a continuum of options. Future projects could include additions/expansions, renovations, and/or demolition and replacement of portions of existing structures. The addition of Mary Ellen Henderson Middle School alleviated **immediate** needs for additional capacity at any of the existing four school facilities. However, steadily increasing enrollment and new residential construction in the City of Falls Church has resulted in revised projections that indicate capacity could be reached within the next five years. New construction may be necessary to accommodate the growing number of students. In addition, three of these buildings are aging facilities where major renovation or replacement may be needed as buildings and major systems may be nearing the end of useful life. Major school construction can be costly based on current and anticipated future construction costs. A chart of current building capacity and enrollments is included below for information. Building capacities are different than those presented in previous years' CIP requests because we are now using a maximum class sizes of 22 students in grades K-3 (previously 20 students) and 24 students in grades 4-12 (previously 22 students).

Building	Capacity*	Current Enrollment	Projected Enrollment 2009-10	Projected Enrollment 2010-11	Estimated Year Capacity Will Be Reached
Mt. Daniel	290	258	278	269	Approximately 2014
Thomas Jefferson	476	425	425	433	Approximately 2014
M. E. Henderson Middle School	600	455	455	477	Approximately 2018
GM High School	900	821	821	844	Approximately 2014

^{*}Based on a working assumption of an average class size of 22 students in grades K-3 and 24 students in grades 4-12

Project Cost Estimate:

Engineering & Design: \$800,000

Construction: \$50,000,000

TOTAL COST (All Years): \$50,800,000

Prior Appropriations: \$ - 0 - Unexpended Balance: \$ - 0 -

Future Needs:

	Prior Appropriation s	FY2010	FY2011	FY2012	FY2013	FY2014	TOTAL
Funding Source:	\$ 0	\$ 0	\$ 0	\$ 800,000	\$ 50,000,000	\$ 0	\$ 50,800,000
Funding Source:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Funding Source:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total:	\$ 0	\$ 0	\$ 0	\$800,000	\$50,000,000	\$0	\$50,800,000

Source of Estimates: Public-Private Alliances, BeeryRio Architects and Construction Dynamics Group for purchased services

in 2011

Project Schedule:

Engineering & Design: FY2012 Construction: FY2013

<u>Impact on Operating Costs</u>: Costs will increase for custodial services, maintenance and utilities should the buildings increase in size. Operating costs will rise with enrollment to address additional teaching and support staff.

Conformity with Comprehensive Plan:

Schools

Environmental Goal 1: The Falls Church City Public School buildings will be safe, healthy and comfortable environments for students, staff and the community.

Objective 1.3: To pursue future planning that addresses ongoing building use, community use and future construction.

City

Community Facilities 4-A: Determine whether existing public facilities require renovation, expansion or elimination.

FY 2010-2014 CIP/COP Project - Systems Replacement, Renewal & Modernization

 $CIP \underline{\hspace{1cm}} COP \underline{\hspace{1cm}} X$

Department/Division: Schools

Description/Justification:

Mt. Daniel, Thomas Jefferson and George Mason are all aging facilities. Major building systems such as roofs, HVAC systems, and elevators, although maintained annually, may be nearing the end of their useful lives. Therefore, it is important to plan for replacement, renewal or modernization of these large and expensive systems according to their anticipated life spans. Funds to maintain/replace less costly infrastructure items (e.g. carpeting, paving, and minor roof repairs) are included in the School Operating Budget. In estimating the budgets for these needed replacements/renewals/modernizations, FCCPS staff has taken into account the life of the improvement vs. the possible remaining life of the facility. For example, the cost of the roof refurbishment at Thomas Jefferson reflects a solution with a 5–7 year warrantee as opposed to a costlier full roof replacement with a projected life of 20 years. Changes in building codes since the last installation require specifications that have been priced at the indicated cost. Please note that projects that were planned and funded in previous years' approved CIP budgets but not yet completed are shown below but require no additional appropriation (\$-0- indicated).

In the event that the Long-Range Facilities Study underway this year recommends major renovation or demolition at a specific school site, specific out-year projects may need to be altered or eliminated.

2009-2010 Projects:

Mt. Daniel		
Repair/replace portion of roof (\$100,000 prior appropriation):	\$0	
Thomas Jefferson		
Refurbish elevator (\$135,000 prior appropriation):	0	
TOTAL 2009-10:		\$0
2010-2011 Projects:		
George Mason		
Replace Rooftop HVAC units:	\$100,000	
Refurbish 3 elevators (\$175,000 prior appropriation):	0	
Replace 2 steam boilers (\$85,000 prior appropriation):	0	
TOTAL 2010-2011:		100,000

2011 2012 Project

Replace generator:

TOTAL 2013-2014:

<u>2011-2012 Projects:</u>		
Thomas Jefferson		
Roof refurbishment	\$ 80,000	
George Mason		
Replace Rooftop HVAC units:	100,000	
Replace 2 hot water boilers (\$85,000 prior appropriation):	0	
TOTAL 2011-2012:		180,000
2012-2013 Projects:		
Mt. Daniel		
Boiler replacement:	\$ 35,000	
George Mason		
Replace Rooftop HVAC units:	100,000	
Replace makeup air units:	125,000	
TOTAL 2012-2013:		260,000
2013-2014 Projects:		
Mt. Daniel		
Automation system replacement:	\$ 35,000	
Thomas Jefferson		
Water-source heat pump replacement:	55,000	
Boiler replacement:	40,000	
George Mason		
Replace classroom A/C systems:	300,000	
Replace make-up air units:	140,000	

PROJECT TOTAL: \$1,165,000

55,000

625,000

Project Cost Estimate:

Engineering & Design: \$0

Construction: \$1,165,000

TOTAL COST (All Years): \$1,165,000

Prior Appropriations: \$ 918,000

Unexpended Balance: \$ 663,000

Future Needs:

	Prior Appropriation s	FY2010	FY2011	FY2012	FY2013	FY2014	TOTAL
Funding Source:	\$ 918,000	\$ 0	\$ 100,000	\$ 180,000	\$ 260,000	\$ 625,000	\$ 2,083,000
Funding Source:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Funding Source:	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total:	\$ 918,000	\$ 0	\$ 100,000	\$180,000	\$ 260,000	\$ 625,000	\$2,083,000

Preliminary cost estimate based on the Priority Needs Assessment completed by Aramark, PSA Dewberry, and FCCPS staff.

Project Schedule:

Engineering & Design:

Construction: See Description/Justification

<u>Impact on Operating Costs</u>: There is the potential to decrease utilities and maintenance cost by providing more efficient and modern systems.

Conformity with Comprehensive Plan:

Schools

Environmental Goal 1: The Falls Church City Public Schools will be safe, healthy and comfortable environments for students,

staff and the community.

Objective 1.2: To ensure that FCCPS facilities and grounds are kept up-to-date through the systems replacement,

renewal and modernization schedule.

City

Community Facilities 1-D: Ensure that the CIP and the operating budget provide sufficient funds to support an appropriate level

of maintenance for City facilities and service.

Community Facilities 5-B: Maintain the current educational infrastructure.

Total 2010-2014 CIP Requests

	Prior Appropriation s	FY2010	FY2011	FY2012	FY2013	FY2014	TOTAL
Future Construction	\$ 0	\$ 0	\$ 0	\$ 800,000	\$50,000,000	\$ 0	\$50,800,000
Systems Replacement, Renewal & Modernization	\$ 918,000	\$ 0	\$ 100,000	\$ 180,000	\$ 260,000	\$ 625,000	\$ 2,083,000
	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
Total:	\$ 918,000	\$ 0	\$ 100,000	\$980,000	\$50,260,000	\$ 625,000	\$52,883,000

FY 2010–2014 CIP/COP Project – City Hall West Wing Improvements

CIP X COP ____

Department/Division: Environmental Services

Priority 7 of 11

Description/Justification:

This project will bring about near term (3-5 years) improvements to the physical layout of the Harry E. Wells Municipal Building, third floor west wing. The offices on this floor house the Department of Environmental Services, the Building Safety Division and the Zoning Division. Each of these city entities operate important business windows for building permits, engineering, public utilities, and zoning. The existing conditions fail to provide adequate space and organization for efficient customer service and work operations. Such deficiencies include: cramped employee offices and customer areas; poor layout leading to inefficient use of space; dispersed engineering, zoning and building safety functions; and poor employee work conditions due to inadequate work space, inadequate air circulation and climate control. Specifically, a 2007 city-commissioned study conducted by Dewberry and Davis found that DES offices are currently 3,204 sq ft smaller than minimum space requirements. This project will include facilitation to ensure that the available space is used most effectively.

This project aims to correct these deficiencies by space planning that may co-locate key staff to accommodate more process efficiency and customer satisfaction and through renovations to include improved air circulation and climate control as well as reconfigured offices to address employee work conditions. The project intends to minimize hard wall construction and utilize system furniture to permit future reuse.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Cost estimates are very preliminary as prepared by staff. Certified cost estimates to be obtained following space planning and development of conceptual design.

Engineering and Design: \$30,000* Construction: \$220,000* Total Project Cost (all years): \$250,000*

* Preliminary estimates

Prior Appropriations: FY2009 CIP amendment

Unexpended Balance: \$250,000

¹ (\$175.000 in General Fund/\$75.000 in Water Fund)

Future Funding Needs:

Prior

	11101						
	Appropriation	ons <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
General Fund CIP*	\$175,000	\$	\$	\$	\$	\$	\$175,000
Water Fund CIP*	\$75,000	\$	\$	\$	\$	\$	\$75,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$250,000	\$	\$	\$	\$	\$	\$250,000

^{*2008} Supplemental Budget Amendment/Capital Project Transfer

Project Schedule:

Engineering and Design: Spring 2009 Construction: 2009-2010

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

Better design of business offices will result in process efficiencies.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

Relevant Comprehensive Plan goals include: Determine whether existing public facilities require renovation; identify and prioritize facilities and programs in the greatest need of upgrading; modify public facilities when such facilities fail to meet the needs of the public; protect the safety of City employees and citizens. This project is consistent with the City Council's Vision and strategic Plan for World Class Government and Public Outreach.

¹ (\$175,000 in General Fund/\$75,000 in Water Fund)

FY 2010–2014 CIP/COP Project – Kirby Road Water Main Replacement (Chain Bridge to Chesterbrook)

CIP X COP ____

Department/Division: Environmental Services, Utility Division

Priority 9 of 11

Description/Justification:

As part of the Water System Master Plan completed in November 2005, and updated in 2007, the consultant recommended two water main replacement projects to be completed between 2010 and 2015. The first project is 11,400 feet of 36" water line along Kirby Road from the Chain Bridge Pump Station to the Chesterbrook Pump Station. The second project is 5,330 feet of 24" water line along Westmoreland Street and Haycock Street between Kirby Road and Great Falls Street. In order to complete the construction of these projects by 2014, the engineering will begin in July 2009. These projects are required in order to meet projected future demands.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The consultant provided a cost estimate for the overall cost of each project.

Engineering and Design: \$700,000 Construction: \$9,200,000 Total Project Cost (all years): \$12,300,000

Prior Appropriations: \$0 Unexpended Balance: \$0

Future Funding Needs:

Prior

	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	\$0	\$600,000	\$1,000,000	\$3,700,000	\$3,500,000	\$3,500,000	\$12,300,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$0	\$600,000	\$1,000,000	\$3,700,000	\$3,500,000	\$3,500,000	\$12,300,000

Engineering and Design: July 2009 to May 2011

Construction: September 2011 to June 2014

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

There is no impact on operating costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Improving reliability for the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Kirby Road Water Main Replacement (Chesterbrook to Westmoreland)

CIP X COP ____

<u>Department/Division</u>: Environmental Services/Utility Division

Priority 11 of 11

Description/Justification:

As part of the Water System Master Plan completed in November 2005, and updated in 2007, the consultant recommended an additional water main replacement project to be completed between 2010 and 2015. The project consists of two parts, 5,640 feet of 36-inch main in Kirby Road from the Chesterbrook Pumping Station to Westmoreland Street, and 2,240 feet of 36-inch main in Haycock Road from Great Falls Street across Rt. 66 to Highland Avenue. In order to complete the construction of these projects by 2015, the engineering will begin in July 2011. This project is required in order to meet projected future demands. In FY2015, an additional \$1,000,000 in funding will be required.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The consultant provided a cost estimate for the overall cost of this project

Engineering and Design: \$800,000 Construction: \$6,000,000 Total Project Cost (all years): \$6,800,000

Prior Appropriations: \$0 Unexpended Balance: \$0

Future Funding Needs:

	Prior	•					
	Appropria	tions <u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total
Funding Source:	\$	\$0	\$0	\$800,000	\$2,000,000	\$3,000,000	\$5,800,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$0	\$0	\$800,000	\$2,000,000	\$3,000,000	\$5,800,000

Engineering and Design: July 2011 to October 2012 Construction: January 2013 to January 2015

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

There is no impact on operating costs

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Improving reliability for the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – McLean Pumping Station Improvements

Department/Division: Environmental Services, Utility Division

CIP X COP ____

Priority 4 of 11

Description/Justification:

The McLean Pump Station was constructed in the early 1970s. Some of the equipment in this station is the originally installed equipment. A study to evaluate the structure, mechanical equipment, control, and electrical equipment is needed. Based on this study recommended improvements to the pump station will be designed and implemented. It is likely that at least the power distribution equipment will require replacement. It is quite possible that the station will need to be replaced with a new facility having a greater capacity.

The upgrade of this station to a larger capacity was part of the 2006-2010 CIP, as recommended in the 1997 Water System Comprehensive Plan. The project was removed from the 2007-2011 CIP while the consultant was developing the new Water System Comprehensive Plan. The same consultant has been contracted to update the scope of this project prior to undertaking design, based on changes in forecasted demands. The Tysons redevelopment and the Town of Vienna's decision to purchase all of its water from the City necessitate a fresh analysis of this pumping station's future capacity requirements. For planning purposes staff has assumed a replacement project, which is the most costly option.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Cost estimate is provided by staff.

Engineering and Design: \$300,000 Construction: \$2,700,000 Total Project Cost (all years): \$3,000,000

Prior Appropriations: \$1,125,000 Unexpended Balance: \$1,080,717

Future Funding Needs:

	Prior							
	Appropriations	<u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	Total	
Funding Source:	\$1,125,000	\$275,000	\$2,050,000	\$0	\$0	\$0	\$3,450,000	
Funding Source:	\$	\$	\$	\$	\$	\$	\$	
Funding Source:	\$	\$	\$	\$	\$	\$	\$	
Total:	\$1,125,000	\$275,000	\$2,050,000	\$0	\$0	\$0	\$3,450,000	

Engineering and Design: December 2008 to February 2010

Construction: May 2009 to May 2010

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

There is no impact on the operating budget.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents): The continued need for maintenance of the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

This project supports the City Council Vision and Strategic Plan as stated in:

• World Class Government and Public Outreach, Goal 5: High-Performing Water Utility - Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Seven Corners System Improvements

CIP X COP

<u>Department/Division:</u> Environmental Services, Utility Division

Priority 8 of 11

Description/Justification:

This project will improve pressure in the Seven Corners area. Virginia Health Department regulations require that storage be added in the Willston Special pressure zone. The recently completed Water System Master Plan recommends a new storage tank adjacent to the existing Willston Tank or replacement of the existing tank if a suitable site is not available. The property owner has agreed to a suitable site not far from the existing tank. Negotiations on price, easements and other issues are on-going.

Design of the water system improvements was completed in FY2006, and construction of two of the three water mains took place in FY2008. The Eden Center water main was delayed at the request of the property manager, and will be installed in 2009. The design of the storage tank will be completed in 2009, followed by the construction of these facilities. The tank construction has been delayed for a year to coincide with the rehabilitation of the apartment complex where the tank is located in order to minimize disturbing the residents with the construction activity.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The total cost of the storage tank portion of the project is estimated to be \$1,625,000. The cost estimate is provided by the Department of Environmental Services staff, and is based on discussions with the engineering firm that performed the feasibility study.

Engineering and Design: \$275,000 Construction: \$2,100,000 Total Project Cost (all years): \$2,375,000

Prior Appropriations: \$1,675,000 Unexpended Balance: \$1,280,250

Future Funding Needs:

Prior

<u>Total</u>
75,000
75,000
75,0

Engineering and Design: July 2008 to September 2009 Construction: January 2010 to February 2011

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

There is no impact on operating costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Improving reliability for the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Dolley Madison to McLean P.S. Water Main

CIP X COP ____

<u>Department/Division:</u> Environmental Services, Utility Division

Priority 10 of 11

Description/Justification:

As part of the Water System Master Plan completed in November 2005, and updated in 2007, the consultant recommended an additional water main project to be completed before 2015. The project consists of 2,040 feet of proposed 30-inch main in Dolley Madison from Old Dominion Drive to the McLean Pumping Station. This project is required to meet future projected demands. This project location and scope will be re-evaluated upon completion of the preliminary engineering study of the McLean Pump Station, which will be completed in the first half of 2009.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The consultant provided a cost estimate for the overall cost of this project.

Engineering and Design: \$200,000 Construction: \$1,100,000 Total Project Cost (all years): \$1,300,000

Prior Appropriations: \$0 Unexpended Balance: \$0

Future Funding Needs:

	Prior						
	Appropriation	<u>FY2010</u>	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	\$0	\$0	\$0	\$200,000	\$1,100,000	\$0	\$1,300,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$0	\$0	\$0	\$200,000	\$1,100,000	\$0	\$1,300,000

Engineering and Design: July 2011 to February 2012 Construction: July 2012 to June 2013

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

There is no impact on operating costs.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

Improving reliability for the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Water Main Replacement

Department/Division: Environmental Services, Utility Division

CIP X COP ____

Priority 5 of 11

Description/Justification:

A systematic approach to water main replacement is being pursued throughout the City's water system. Based on several factors, including main break history, impact to customers, and traffic impacts, an on-going program has been developed. Each year this list is reevaluated and priority replacement projects are selected for construction.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The FY2010 cost estimate is provided by Department staff, based on the annual budget and recent experience in water main installation costs.

Engineering and Design: \$200,000 Construction: \$1,800,000 Total Project Cost (each year): \$2,000,000

Prior Appropriations: \$3,000,000 Unexpended Balance: \$1,318,591

Future Funding Needs:

Prior

	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source:	\$3,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$13,000,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$3,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$2,000,000	\$13,000,000

Engineering and Design: On-going Construction: On-going

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The impact on the water fund is accounted for in the adopted rate structure.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

The continued needed maintenance of the water system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

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FY 2010–2014 CIP/COP Project – Arlington Wastewater Treatment Plant Upgrades

CIP	X	COP
CII	2 x	

<u>Department/Division:</u> Environmental Services, Utility Division

Priority 1 of 11

Description/Justification:

The City of Falls Church is a wholesale customer of the Arlington Water Pollution Control Plant, along with Fairfax County and the City of Alexandria. Approximately 1/3 (400,000 gallons per average day) of the City's wastewater is discharged to Arlington County for treatment. Arlington is in the early stages of a ten-year capital improvement program to upgrade its wastewater facilities. The City is responsible for 2.67% of the costs based on its reserved capacity of 0.8 MGD at the plant.

In 2001, Arlington County developed a master plan for these improvements that considered the following major issues:

- Redundancy and capacity of the biological nutrient removal
- Wet weather treatment capacity
- Odor/aesthetics/security of the facility
- More stringent effluent limits
- Solids disposal
- Aging infrastructure

Arlington and the inter-jurisdictional partners have agreed that just over 80% of the costs are for upgrades and the rest of the project will be an increase in capacity, for which the City is not responsible. The upgrade part of the project cost is now estimated to be \$395,000,000, of which the City's share is 2.67 %. Therefore, the City's currently estimated share becomes approximately \$10,550,000. Arlington will be receiving a grant from the Virginia Department of Environmental Quality (DEQ), estimated at approximately \$90,000,000. The City's share of the grant will be about \$2,400,000, which will reduce the City's overall project cost to approximately \$8,150,000.

The City's sewer fund cannot support the cash flow requirements for funding its share of these improvements. During recent rate studies it was assumed that these expenses would be met by borrowing over a long term. Arlington has borrowed a substantial portion of its costs through a loan from the Virginia Revolving Loan Fund (VRLF), which is administered by the state Department of Environmental Quality (DEC

The City received a package of loans from DEQ in late FY2005 totaling \$3,275,000. It is the most cost-effective means to finance this work as it leverages the Commonwealth's AAA bond rating. The debt service for this loan over twenty years is \$222,174 per year.

The City intends to borrow additional funds, approximately \$4,250,000, in 2009 for the remaining cost of the project. The City's current sewer rate structure will not be sufficient to cover the new debt service.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

The total project cost estimate is provided by Arlington County.

Engineering and Design: \$0
Construction: \$10,550,000
Total Project Cost (all years): \$10,550,000

Prior Appropriations: \$7,947,000 (without including \$2,400,000)

Unexpended Balance: \$4,567,034

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	Total
Funding Source: Rev. Bonds	\$7,525,000	\$350,000	\$0	\$0	\$0	\$0	\$7,875,000
Funding Source: Grant	\$2,400,000	\$	\$	\$	\$	\$	\$2,400,000
Funding Source: Sewer Fund	\$275,000	\$	\$	\$	\$	\$	\$
Total:	\$10,200,000	\$350,000	\$0	\$0	\$0	\$0	\$10,550,000

Project Schedule:

Engineering and Design: N/A
Construction: N/A

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The impact on the sewer fund due to the original loan of \$3,275,000 was accounted for in the adopted rate structure. However, the total projected cost to the City is estimated at \$8,150,000. Sewer rates will likely need to be increased to fund the needed debt service.

<u>Conformity with Comprehensive Plan and Council Strategic Plan</u> (include reference to additional adopted planning/policy documents):

The planned upgrade of the Arlington Wastewater Plant meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of sanitary sewer systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010-2014 CIP/COP Project - Fairfax Wastewater Treatment Plant Upgrades - Phase I

CIP X COP ____

<u>Department/Division:</u> Environmental Services, Utility Division

Priority 2 of 11

Description/Justification:

The City of Falls Church is a wholesale customer of the Alexandria Wastewater Treatment Plant, along with Fairfax County. Approximately 2/3 (800,000 gallons per average day) of the City's wastewater is discharged to Fairfax County for treatment at the Alexandria Sanitation Authority Wastewater Treatment Plant. The City has 1.0 MGD of capacity at the Alexandria plant. Alexandria upgraded their facilities seven years ago to lower nitrogen levels in their plant effluent. The City entered into an agreement with Fairfax to finance its cost of \$5,005,000 over a period of twenty-five years. This agreement was refinanced in 2005 at a lower rate for the remaining twenty-one years of the debt service. Alexandria's operating permit issued by the Virginia Department of Environmental Quality (DEQ) expires in 2009. New capital projects may result from anticipated lower effluent limits.

Project Cost Estimate:

(Provide breakdown of Design and Engineering, Construction; for on-going projects, include funds appropriated in prior years; include source of cost estimates)

Engineering and Design: Completed
Construction: Completed
Total Project Cost (all years):

Prior Appropriations: N/A (Annual debt service budgeted since 2005 for the 21 year period or 2025)

Unexpended Balance: N/A

Future Funding Needs:

	Prior						
	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	N/A*	\$328,311	\$328,311	\$328,311	\$328,311	\$328,311	\$1,641,555
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$328,311	\$328,311	\$328,311	\$328,311	\$328,311	\$1,641,555

*The debt service will be satisfied in 2025.

Project Schedule:

Engineering and Design: Completed Construction: Completed

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The initial impact on the sewer fund was accounted for in the adopted rate structure. However, with increasing capital needs the sewer rates will likely need to be increased to fund the needed debt service.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

The upgrade of the Alexandria Wastewater Plant meets the goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of sanitary sewer systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Fairfax Wastewater Treatment Plant Upgrades Phase II

CIP X COP ____

Department/Division: Environmental Services, Utility Division

Priority 3 of 11

Description/Justification:

The City of Falls Church is a wholesale customer of the Alexandria Wastewater Treatment Plant, along with Fairfax County. Alexandria's operating permit issued by the Virginia Department of Environmental Quality (DEQ) expires in 2009. New capital projects will likely result from anticipated lower effluent limits. A recent update of the estimated costs of these improvements has increased the City's share to approximately \$2,500,000. In addition, the Alexandria Sanitation Authority is currently in the process of acquiring land on which to construct an equalization basin. The preliminary estimate for the City's share of this cost has been slightly reduced to \$400,000.

Current Sewer Fund revenues are not adequate to pay for these improvements. Debt service is assumed at 5% for 25 years for both of the expenditures described above.

Project Cost Estimate:

Project Cost Estimate provided by Fairfax County staff.

The City's share of the upgrades is estimated at \$2,500,000.

Engineering and Design: Pending Construction: Pending

Total Project Cost (all years):

Prior Appropriations: \$60,000 Unexpended Balance: \$60,000

Future Funding Needs:

Prior

	Appropriations	FY2010	FY2011	FY2012	FY2013	FY2014	<u>Total</u>
Funding Source:	N/A*	\$35,000	\$285,000	\$285,000	\$285,000	\$285,000	\$1,175,000
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Funding Source:	\$	\$	\$	\$	\$	\$	\$
Total:	\$	\$35,000	\$285,000	\$285,000	\$285,000	\$285,000	\$1,175,000

^{*}The debt service will continue for 25 years.

Engineering and Design:

Construction:

<u>Impact on Operating Costs</u> (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The initial impact on the sewer fund was accounted for in the adopted rate structure however with increasing capital needs the sewer rates will likely need to be increased to fund the needed debt service.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

The upgrade of the Alexandria Wastewater Plant meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of sanitary sewer systems
- Explore new technology to update and operate the City's utilities system

- Successful Development, Goal 3: Infrastructure that supports Citywide redevelopment that creates a vibrant, distinct, sustainable, great place.
- World Class Government and Public Outreach, Goal 5: High-Performing Water Utility Maintain a high-performing Water and Sewer Utility that supports economic growth within its service territory in the County and City, and provides responsive customer service.

FY 2010–2014 CIP/COP Project – Falls Church Sewer Rehabilitation

Department/Division: Environmental Services, Utility Division CIP X COP

Priority 6 of 11

Description/Justification:

A systematic approach to sewer line rehabilitation is being pursued throughout the City's sewer system. Based on consultant recommendations, a 30-year program has been developed. This is an on-going project to slip-line pipes with a process for reconstructing aged, damaged and deteriorated sewer lines. A new cured-in place pipe is formed inside of the existing sewer pipe by using water pressure to install a flexible tube saturated with a liquid thermosetting resin. The water is then heated to harden the resin. This process increases the sewer capacity (due to the smoothness of the new interior surface). It also results in a continuous, tight fitting, pipe-within-a-pipe and reduces infiltration and inflow (I&I). This is a relatively non-invasive and cost-effective process because there is little excavation required. This on-going project, begun in FY2004, will continue until the entire system is rehabilitated. Smoke testing and video inspection are performed to guide the decision process for selecting sewer mains for rehabilitation. In some cases a new sewer main may be a proposed solution to a localized capacity problem.

Project Cost Estimate:

The cost estimate is provided by Department staff, based on the actual cost of repair or lining performed in past years, and on the Sewer Fund's ability to support these repairs.

Engineering and Design: \$25,000 Construction: \$375,000

Total Project Cost (all years): \$400,000 (annually)

Prior Appropriations: \$2,000,000 Unexpended Balance: \$648,081

Future Funding Needs:

Prior **Appropriations** FY2010 FY2011 FY2012 FY2013

FY2014 Total **Funding Source:** \$2,000,000 \$4,000,000 \$400,000 \$400,000 \$400,000 \$400,000 \$400,000 Funding Source: \$ \$ \$ \$ \$ \$ \$ \$ **Funding Source:** \$ \$ \$ \$ \$ \$

Total: \$2,000,000 \$400,000 \$400,000 \$400,000 \$400,000 \$400,000 \$400,000

Project Schedule:

Engineering and Design: On-going Construction: On-going

Impact on Operating Costs (include equipment, supplies, personnel impacts; specify if a companion initiative will be submitted):

The impact on the sewer reserve fund balance was offset by the programmed sewer rate increases enacted in 2003.

Conformity with Comprehensive Plan and Council Strategic Plan (include reference to additional adopted planning/policy documents):

The continued needed maintenance of the sewer system meets goals of the Comprehensive Plan's "Community Facilities, Public Utilities and Government Services" chapter such as:

- Ensure that a sufficient level of public facilities utilities services are available to meet the needs of the community
- Identify and prioritize facilities that require upgrading
- Ensure the most efficient and effective management of water systems
- Explore new technology to update and operate the City's utilities system

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General Fund - Five-Year Financial Forecast

This section addresses the City's ability to meet its capital needs over the five-year planning period. The development of the City's Capital Improvements Program is a process of assessing needs and making choices in relation to a balanced budget and a reasonable forecast of future financial conditions in the City. A forecasting model gives policy makers the ability to test assumptions behind the projections for future reserve balances and future debt capacity.

The projects in the City's Capital Improvements Program are paid for either with grants, debt or on a "pay as you go" basis with a combination of operating and reserve funds. The bottom of the Summary Tables in Tab 2 shows the portions of the CIP that are proposed to be paid for with grants, debt and what portions are planned for "pay as you go".

Source of Funds	FY2010	FY2011	FY2012	FY2013	FY2014	5-Year Totals
Grant/Other Funded	\$ 619,554	\$ 454,136	\$ 200,862	\$ 278,714	\$ 136,584	\$ 1,689,850
Total Debt Financed	1	14,000,000	1,478,500	30,000,000	-	45,478,500
Only if grant/revenue offset	840,000	1,575,000	1,961,000	1,875,000	2,125,000	8,376,000
School Fund Balance Use	-	100,000	180,000	260,000	625,000	1,165,000
Total "Pay As You Go"						
Financed	116,371	165,052	21,286	320,843	20,000	643,552
Total CIP	\$ 1,575,925	\$ 16,294,188	\$ 3,841,648	\$ 32,734,557	\$ 2,906,584	\$ 57,352,902
		.	· ·	· ·	·	· ·

The use of debt and reserve funds is subject to policies previously adopted by the City Council. The following sections will illustrate how this proposed CIP for the five-year period beginning in FY2010 meets those debt and reserve fund policies.

Section I: Debt

General obligation bonds have been issued throughout the City's history to provide funding for long-term capital improvements. Such bonds are direct obligations of the City, and the full faith and credit of the City are pledged as security. The City is not required by state law to submit to public referendum for authority to issue general obligation bonds. However, the City Council has established a policy, by resolution, which calls for public referendum on any single debt issuance that exceeds ten percent of annual general fund expenditures for that year. The most recent bond referendum was held in November 2004, for voter approval of the school bonds that were used for the construction of the Mary Ellen Henderson Middle School.

In addition, bonds have been issued by the City to refund outstanding general obligation bonds when market conditions enabled the City to achieve significant reductions in its debt service payments. The chart below shows all the general obligation bonds that are outstanding as of June 30, 2008:

Bond Description	Principal Balance
\$9,000,000 General Improvement bonds issued June 1, 2000; variable amounts maturing annually with interest payable semi-annually; final payment due on December 15, 2020; interest at various rates. This bond was partially advanced refunded in March 2007.	\$ 1,175,000
\$2,155,000 School Construction bonds, consolidated refunding bonds issued December 1993 by the Virginia Public School Authority (VPSA) to replace the 1968 bond issues; interest at various rates; variable amounts maturing through December 2008.	60,000
\$2,445,000 School Construction bonds issued May 2, 1996 by VPSA; interest at various rates; variable amounts maturing through January 15, 2017.	1,030,000
\$32,340,000 School Construction & refunding bonds issued March 18, 2004; interest at various rates; variable amounts maturing through April 1, 2024.	26,860,000
\$1,023,000 General Obligation bonds issued January 21, 2005; interest at 3.32% principal amounts maturing annually in equal installments through April 1, 2011.	716,100
\$4,808,034 Refunding bonds issued January 21, 2005 to replace 1995 General Obligation bonds; interest at 2.90%; variable amounts maturing through April 1, 2011.	2,517,880
\$1,935,000 School Construction bonds, issued May 11, 2006 by VPSA; interest at various rates; variable amounts maturing through July 15, 2026.	1,835,000
\$6,260,000 Refunding bonds issued March 8, 2007 to partially advance refund 2000 General Obligation bonds; interest at 4.00%; variable amounts maturing through August 1, 2021.	6,205,000
\$2,000,000 General Obligation bonds issued March 28, 2008; interest at 3.66%; equal principal amounts maturing through February 1, 2023.	2,000,000
\$428,800 General Obligation bonds issued March 20, 2008 through the Virginia Resources Authority (VRA); interest at 2.26%; variable principal amounts maturing annually through March 15, 2013.	428,800
Total	\$ 42,827,780

During FY2007 and FY2008, the City issued General Obligation bonds totaling \$15.3 million to fund various capital expenditures and intergovernmental shared expenditures related to the City's water system and sewer system. The bonds have various maturity dates,

with the latest one being October 1, 2027. Because these bonds are to be repaid from revenues from the City's water and sewer utilities, the debt service on these bonds are not counted towards the policy-related ratios.

Annual debt service requirements to maturity for the long-term obligations serviced by the General Fund as of June 30, 2008 are summarized as follows:

Fiscal Year Ending	Principal		Interest	Total		
2009	\$	3,518,299	\$ 1,659,442	\$	5,177,741	
2010		3,551,241	1,555,139		5,106,379	
2011		3,667,359	1,433,777		5,101,136	
2012		2,463,091	1,300,198		3,763,289	
2013		2,984,858	1,171,780		4,156,638	
2014-2018		11,621,267	4,142,014		15,763,281	
2019-2023		11,231,667	1,911,407		13,143,074	
2024-2028		3,790,000	178,729		3,968,729	
Total	\$	42,827,780	\$ 13,352,486	\$	56,180,266	

Debt Policies

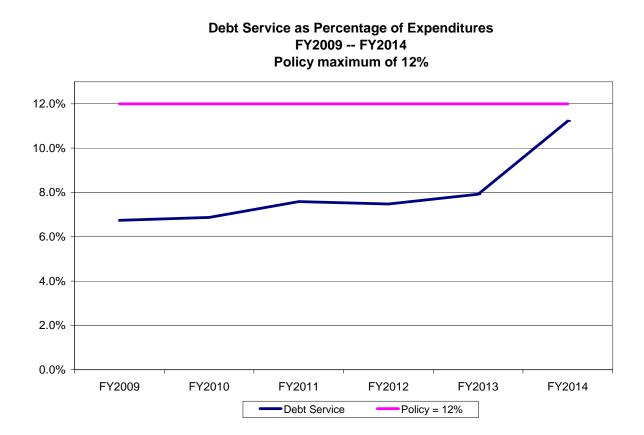
The City Council has adopted policies to restrain the use of debt within sustainable limits. A copy of the full text of the City's debt policies is provided at the end of this section. They can be summarized as follows:

- General Fund supported debt shall not exceed five percent of the net assessed valuation of taxable property in the City.
- Annual debt service expenditures for all General Fund supported debt shall not exceed twelve percent of total General Fund and School Board Fund expenditures.
- The term of any bond issue will not exceed the useful life of the capital project, facility or equipment for which the borrowing is intended.

Ratio of Annual Debt Service Payments to Total General Fund Expenditures

The second element of the debt limit policy bears closer attention as this ratio goes more directly to the question of how much debt the City can afford.

The chart below illustrates the relationship of debt service payments to total expenditures through 2014. For the years FY2011 through FY2014, total General Fund Expenditures are projected to grow at an annual rate of 3.0%.



Here, the upper limit represents the "twelve percent of total General Fund expenditures" policy limit, and the lower line represents projected annual debt service over a six year period. The increase in annual debt service relating to the \$6 million bond sale for Municipal Parking Garage approved in FY2009 accounts for the increase in FY2011 and the \$30 million bond sale for Public School improvements accounts for the increase in FY2014. The 1995 general obligation bonds will be fully paid off in 2011, resulting in a significant reduction in debt service cost in 2012, even with the addition of debt service for the \$14 million bond sale for the City Hall/Public Safety Improvements.

It is worth noting that the discussion of "debt capacity" in terms relating strictly to policy guidance does not address the separate issue of affordability within current tax rates.

In summary, the ratio of annual debt service to total General Fund expenditures is a constraint that bears close attention. This ratio is used by bonding agencies to assess fiscal health, and must be used by the City to assess the affordability of specific projects and the five-year CIP as a whole. The projects in this FY2010-2014 CIP stay within the City's policy constraints based on the assumptions used in this forecasting tool, with the exception; however, by FY2014 the City will be committed to expenditures at just below the policy maximum guidelines.

Section II: Reserve Balance Policies (Pay-As-You-Go)

A minor portion of the City's CIP projects are funded on a "Pay as you go" basis; the focus for the next five years is in executing previously approved projects. Under this financing option, capital projects that are funded by current year revenues or, if available, the use of reserve balances.

Reserve balances accrue over time when at the end of a given fiscal year, the City's actual expenditures were less than the amount budgeted, or when actual revenues exceed projected revenues.

The City Council has adopted a Reserve Balance Policy (attached) that sets limits on the minimum size of the reserve balance. This policy also states that reserve funds shall only be used for one-time expenditures, as opposed to recurring expenses. The resolution states:

- The undesignated General Fund Balance goal shall be twelve percent but not less than eight percent of the actual General Fund revenues for the then current fiscal year.
- Undesignated General Fund Balance in excess of twelve percent of the then current fiscal year may be used to fund one-time capital expenditures.

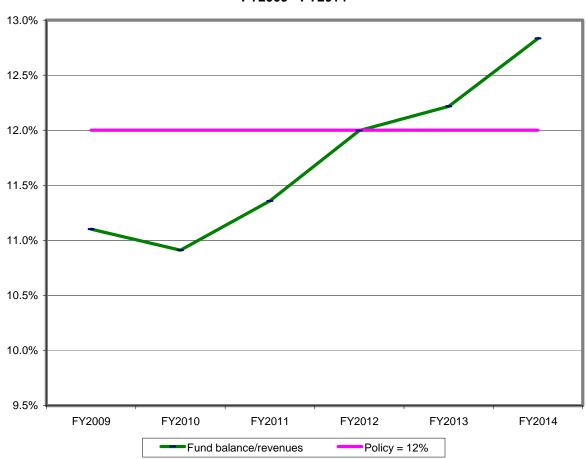
Forecasting future reserve balances requires assumptions about future operating revenues and expenditures. Key assumptions included in the model used in the charts that follow are:

assessed value of real estate in the City, including new development, will grow at an annual rate of 3.0% beginning in FY2011; and

• the City will have a balanced operating budget every year.

The chart below provides a look at the impact of the proposed CIP on the City's reserve balances.





Here, the line at 12% represents the "twelve percent of actual General Fund revenues" policy limit. The other line represents the projected fund balances based on the spending levels contained in this CIP. Although the chart indicates that at the end of FY2009, it is estimated that fund balance will be below the 12% goal, the proposed CIP plan is forecast to bring the fund balance up to the 12% goal by FY2012. The data used to develop this chart is contained in the table entitled Five Year Budget Projection and is provided on the next page.

Attachments:

Five-Year Budget Projection

Debt Policy Resolution

Reserve Fund Policy Resolution

Five Year Budget Projection	FY2008	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
Through FY2014 - proposed	Actual	Budget	Projected	Projected	Projected	Projected	Projected
Revenues							
Total Revenues @ 3.0% (FY10=0%)	64,107,277	68,220,486	68,220,486	70,267,101	72,375,114	74,546,367	76,782,758
1% of Total Revenues for CIP	01,107,277	-	-	702,671	723,751	745,464	767,828
School Cash Proffer Amortization Use			124,000	124,000	124,000	124,000	127,720
Capital Improvement Program			12.,000	12 .,000	12 .,000	12 .,000	127,720
Capital Improvement Expenditures		(2,618,980)	(1,575,925)	(16,294,188)	(3,841,648)	(32,734,557)	(2,906,584)
School FB usage		-	-	100,000	180,000	260,000	625,000
Proceeds from capital grant funds		_	619,554	454,136	200,862	278,714	136,584
Proceeds from bond sale		_	_	14,000,000	1,478,500	30,000,000	-
FY2007 Shortfall in available FB		-	-	-	-	-	-
FY2008 suppl appropriation		_	_	-	-	_	_
Only if grant/revenue offset		-	840,000	1,575,000	1,961,000	1,875,000	2,125,000
Net Cash Flow from CIP	-	(2,618,980)	(116,371)	(165,052)	(21,286)	(320,843)	(20,000)
Fund Balance, beginning	12,666,003	10,192,801	7,573,821	7,457,450	7,995,069	8,697,534	9,122,155
Fund Balance, end of year	10,192,801	7,573,821	7,457,450	7,995,069	8,697,534	9,122,155	9,869,982
			1 000 000	1 000 000	000 000	007.000	527 000
School Fund Balance, beginning			1,000,000	1,000,000	900,000	885,000	625,000
School Fund Balance, end of year				900,000	720,000	625,000	-
Key ratios							
Gen Govt Fund balance as % of revenues	15.9%	11.1%	10.9%	11.4%	12.0%	12.2%	12.8%
Debt Service							
8	-	5,177,754	5,106,379	5,101,136	3,763,289	4,156,638	4,045,764
New_	-	-	-	700,000	2,100,000	2,247,850	5,247,850
Total =	-	5,177,754	5,106,379	5,801,136	5,863,289	6,404,488	9,293,614
Debt service as % of expenditures @ 3.0%	0.0%	6.7%	6.9%	7.6%	7.5%	7.9%	11.2%

RESOLUTION TO ADOPT A DEBT MANAGEMENT POLICY FOR THE CITY OF FALLS CHURCH

- WHEREAS, maintaining an appropriate Debt Management Policy is in the best interest of the community and the citizens of Falls Church; and
- WHEREAS, the City's Financial Advisers and the bond rating agencies strongly recommend that the City have in place a policy that defines how the City of Falls Church manages its outstanding debt; and
- WHEREAS, the City does not and will not use long-term debt to fund current operations and City Council wishes to continue to emphasize "pay as you go" capital financing; and
- WHEREAS, the City does not use tax revenue notes (TRANs) to fund current operations and the City wishes to continue this policy; and
- WHEREAS, the issuance of variable rate debt by the City will be subject to careful review and will be issued only in a prudent and fiscally responsible manner.
- UPON CONSIDERATION THEREFORE, IT IS RESOLVED by the City Council of the City of Falls Church that, whenever the City finds it necessary to issue bonds, the following policy is hereby established and shall be adhered to:
 - a.) General Fund supported debt shall not exceed five percent (5%) of the net assessed valuation of taxable property in the City.
 - b.) Annual debt service expenditures for all General Fund supported debt shall not exceed twelve percent (12%) of total governmental expenditures. As used here, "total governmental expenditures" is defined as the total of General Fund, Special Revenue Fund and Component Unit School Board Funds Expenditures. It does not include Capital Expenditures.
 - c.) The term of any bond issue shall not exceed the useful life of the capital project/facility or equipment for which the borrowing is intended.
 - d.) The city shall comply with all U. S. Internal Revenue Service arbitrage rebate requirements for bonded indebtedness.
 - e.) The City shall comply with all requirements of Title 15.2 <u>Code of Virginia</u> and all other legal requirements regarding the issuance of bonds and certificates of the City or its debt issuing authorities.

Reading: March 27, 2000 Adoption: March 27, 2000

(TR00-16)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on March 27, 2000 as Resolution 2000-16.

Kathleen Clarken Buschow City Clerk

RESOLUTION TO ADOPT A FUND BALANCE POLICY FOR THE GENERAL FUND FOR THE CITY OF FALLS CHURCH

- WHEREAS, maintaining an appropriate Fund Balance is in the best interest of the community and the citizens of Falls Church; and
- WHEREAS, the city's auditors have recommended that the City should maintain a General Fund Balance in the range of eight percent (8%) to twelve percent (12%) of the City's budget; and
- WHEREAS, the City of Falls Church should maintain an Undesignated General Fund Balance to provide the City with sufficient working capital and a comfortable margin of safety to address emergencies and unexpected declines in revenue without borrowing; and
- WHEREAS, the Undesignated Fund Balance should not be used to support recurring operating expenditures outside of the current budget year; and if a budget variance requires the use of Undesignated Fund Balance, the City will increase its General Fund revenues and/or decrease its expenditures to prevent using the Undesignated General Fund Balance two consecutive years in a row to subsidize General Fund operations.
- UPON CONSIDERATION THEREFORE, IT IS RESOLVED by the City Council of Falls Church that, the Undesignated General Fund Balance goal shall be twelve percent (12%), but not less than eight percent (8%), of the actual General Fund revenues for the then current fiscal year, and these funds shall be appropriated by the City Council; and
- BE IT FURTHER RESOLVED, that in the event the Undesignated General Fund Balance is used to provide for temporary funding of unforeseen emergency needs, the City shall restore the Undesignated General Fund Balance to eight percent (8%) of the actual General Fund Revenues for the then current year within two fiscal years following the fiscal year within which the event occurred; to the extent additional funds are necessary to restore the Undesignated General Fund Balance to twelve percent (12%) of the actual General Fund revenues for the then current year, such funds shall be accumulated in no more than three approximately equal contributions each fiscal year; this shall provide for full recovery of the targeted fund balance amount within five years following the fiscal year in which the event occurred; and

BE IT FINALLY RESOLVED, that upon certification from the City's auditor, through

the annual audit, that the City's Undesignated General Fund Balance exceeds twelve percent (12%) of the then current year's revenues, the excess amount shall be placed in a Capital Reserve Account(s) to be used to fund non-recurring one-time expenditures of the City as deemed appropriate by the City Council.

Reading: March 27, 2000 Adoption: March 27, 2000

(TR00-17)

IN WITNESS WHEREOF, the foregoing was adopted by the City Council of the City of Falls Church, Virginia on March 27, 2000 as Resolution 2000-17.

Kathleen Clarken Buschow City Clerk



Submitted to the Falls Church Planning Commission by the Assistant City Manager

January 5, 2009

Order of Presentation

- Overview
- CIP Format
- Key Policy Decisions (Tab 1)
- Financial Forecasts (Tab 10)
- Review of Category Projects (Tabs 2-9)
- Schedule
- Questions/Comments

Overview

CIP PROJECTS – GENERAL FUND	FY2010	Five Year Project
ADMINISTRATIVE SERVICES	0	0
PUBLIC SAFETY	0	823,200
PUBLIC WORKS	390,000	18,476,000
TRANSPORTATION	1,185,925	5,388,702
COMMUNITY SERVICES/RECREATION & PARKS	0	700,000
SCHOOLS	0	31,965,000
TOTAL GENERAL FUND	1,575,925	57,352,902

Overview

CIP PROJECTS – UTILITY FUND	FY2010	Five Year Project
WATER	15,100,000	43,950,000
SEWER	1,113,311	5,166,555
		i
TOTAL UTILITY FUND**	16,213,311	49,116,555
**self-sustaining, monitoring rates esp. sewer		

CIP Format

- Binder Notebook
 - ease of revisions
 - tabbed and page numbered
 - landscape versus portrait
- Funding Sources-
 - color coded or italicized
 - prior funding for multi-year projects
- Not Recommended Projects-
 - fully presented under project description category

Accounting Regulation Change

- GASB 54-
 - limits definition and use of "capital project fund" for acquisition or construction
 - required by FY11, implementing in FY10
 - comprehensive capital planning still important so created Capital Operating Plan (COP)
 - Planning Commission charter for CIP

Policy Compliance and Consistency

- 2005 Comprehensive Plan and 2007 Transportation Amendment
- 2007 City Council Vision and Strategic Plan
 - Successful Development
 - Neighborhood Preservation
 - Environmental Harmony
 - World Class Government & Public Outreach
 - World Class Public Schools
 - i Diversity
 - Innovation
 - A Special Place

Fiscal Challenges

- Long range infrastructure planning remains important
- Challenging economic times- declining revenues and reduced fund balance
- Requires prioritization
- Three projects not recommended in this CIP
 - Tax Collection System
 - Fire Pumper Truck
 - Library Expansion
- Numerous projects only with alternative funding
 - Federal stimulus
 - State transportation funding options
 - Enterprise funds or utility fees

Key Policy - Administrative Services

- Tax Collection System
 - Software system to improve tax collection system in lieu of MUNIS module
 - + \$350k acquisition and \$35k annual maintenance service fee
 - Not recommended in this 5 year CIP

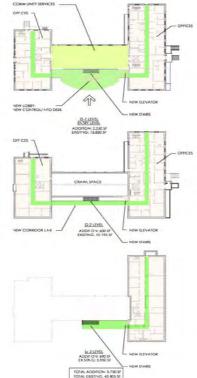
Key Policy - Public Safety

- Fire Service
 - Facility upgrade- windows
 - Ladder Truck Replacement- debt financed
 - Pumper Truck Replacement- not recommended in this 5 year CIP

Key Policy - Public Works

- Facility and Infrastructure Focus
 - City Hall/Public Safety Improvements
 - Storm Water Facility Improvements
 - Daylighting/Stream Bank Stabilization
 - Curbside Solid Waste Collection
 - Water/Sewer Utility Improvements

EX SING COUNCE CHAMBER OW CES COMPRENCE ROOMS RESTRUCTURED NEW SERVACOR NEW SLAMS



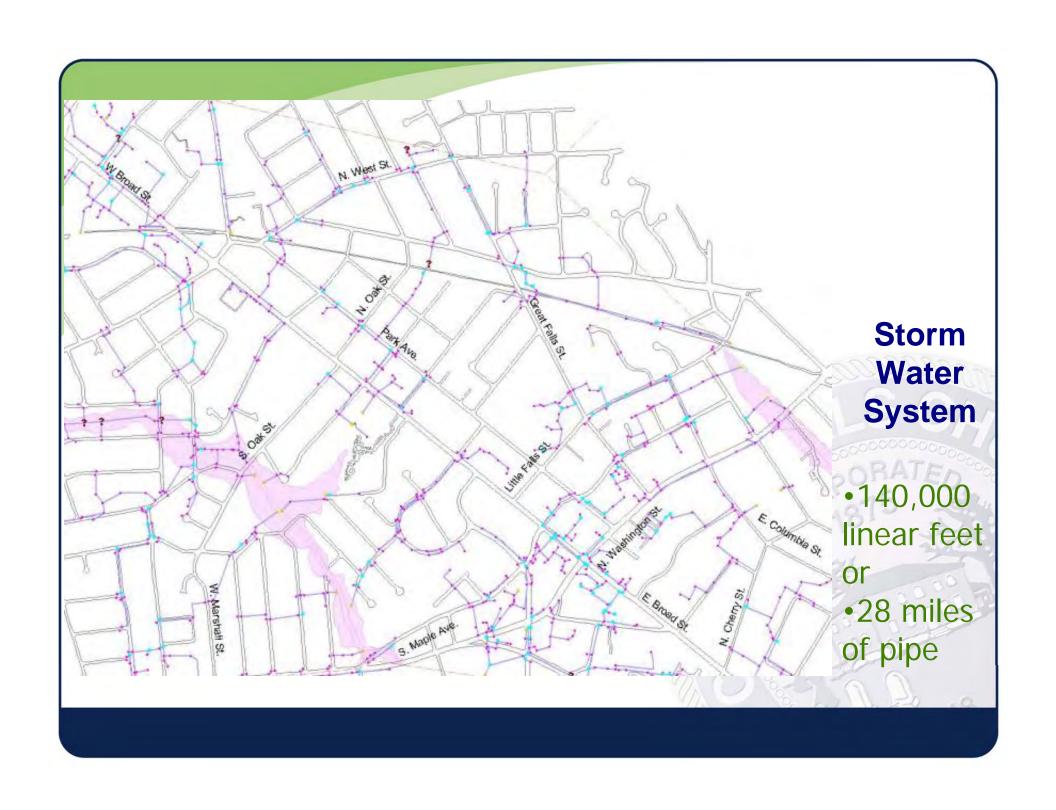
City Hall Renewal Falls Church, Virginia

May 6, 2002



Key Policy City Hall/Public Safety Improvements

- FY 2007: \$200,000
 - Feasibility study in process
 - City Hall/ Police Space needs
 - Conceptual & Taskforce- 2/09
 - 20 year plan/consolidate with school long range facility
 - Current need west wing
- FY 2008: \$330,000
 - Architecture & Engineering
- FY 2011: \$14,000,000
 - Construction/Renovation
 - Reduced from \$16M



Key Policy - Storm Water

- US Army Corps of Engineers
 - Hydraulic Model
- Level of Service Determination
 - "10 Year Event"
 - LOS drives costs
- CIP identifies 1,000 linear feet of replacement, upgrades, per year
- Water Quality Improvements
 - Watershed Management Plan- informs future projects
 - Streambank Restoration/Daylighting
- Prioritizing projects/Alternate revenue source

Solid Waste Collection

Curbside Collection:

- Multi-year plan
- Rate structure analysis: community taskforce
- Alternate funding sources
- Single stream larger carts
- Truck refurbishment/replacement

Key Policy - Water/Sewer Utility Projects

- Infrastructure Focus
 - Replacements-water mains, sewer rehab
 - Improvements- McLean pumping station, Seven Corners system, Kirby Road main, Arlington/Fairfax Wastewater plants, Sewer rehabilitation
- Predominately debt financed

Key Policy - Transportation

- Targeted CIP Section
 - City Center- federal and state funds with required local match
 - City Transportation Plan projects- need alternative funding
 - Federal stimulus
 - State authorization or allocation
- Projects
 - Broad/Washington Streetscape Improvements
 - City Center: Intermodal Transit Center and Transportation Improvements
 - Residential Streets/Multi-modal

Key Policy - City Center

- Public Investment required for infrastructure
- Transportation Comp Plan Amendment -completed
- Parking Garage- FY09 approved
 - Private/Public Partnership
 - Locally debt financed in FY11
- VDOT SYIP Funds-Improvements
 - \$4.9 M+ with local match
 - State proposed reduction pending
 - RoW, Engineering, Construction (roads/sidewalks)
- TEA-LU Funds-Intermodal Center
 - \$1.6 M with local match

Key Policy - Streets

- Residential and Commercial
 - Requires alternative funding source
 - Predominant focus on residential streets
 - Traffic Calming
 - Pedestrian & Bicycle focus
 - Sidewalk construction and repairs
 - Roadbed reconstruction and paving
 - Heavily traveled roads/ improve base for durability and reduced maintenance

Key Policy - Recreation and Parks

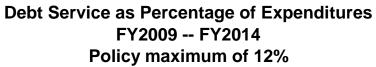
- Open Space and Athletic Field Expansion-continues
- Big Chimneys and Triangle Park
 - -\$400k proffer funds
 - -\$200k local funding; reduced from request of \$950k
- Park Master Plan/Trail Improvement
 - only \$100,000 new funding for implementation of adopted plans
 - -utilize \$240k unexpended funds

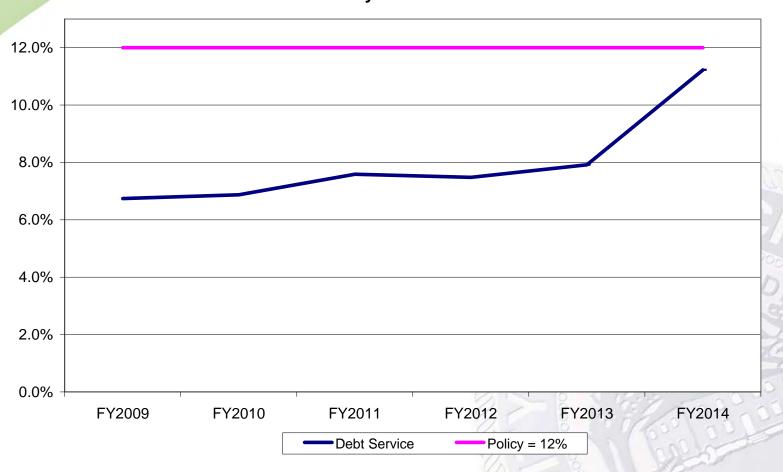
Key Policy - Schools

- Recent years construction and renewal focus
 - Mary Ellen Henderson Middle School
 - GMHS science labs
 - Mt. Daniel Elementary School improvements
- Shift to long range planning-facility needs
 - Construction in FY2012/2013
 - School Board Requested \$50M; ACM proposed \$30M
 - Fiscal Policy Constraint-programmatic needs vs. available resources; five year projection impact
 - Continue discussions with School Board re: options

Impact of Proposed FY2010 CIP on City Debt/Reserve Fund Policies

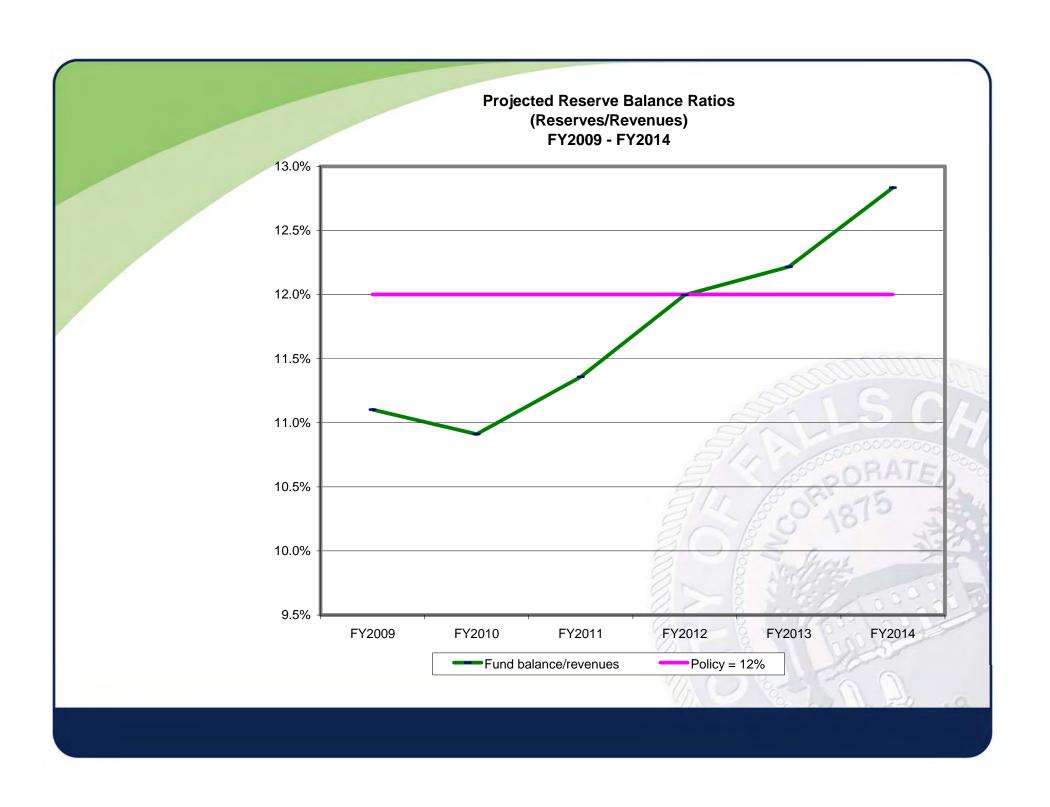
- Debt policies
 - Total outstanding debt not to exceed 5% of value of taxable real estate
 - Annual debt service <u>shall</u> not exceed
 12% of governmental expenditures
 - CIP nears maximum rate in FY2014 without fully funding facility projects
 - Options: reduce projects, defer, pay off existing debt





Reserve Balance Policies

- Maintain a Reserve Fund Balance in the range of 8 to 12 percent of the City's Budget
 - Goal of 12%; No less than 8%
 - If less than 12% but above 8% requires 3 year recovery plan
- Fiscal constraints require new approaches
 - Only if grant funded/revenue offset
 - 1% of total revenues for CIP (effective FY11)
- Funds in excess of 12 percent may only be designated for one time capital expenses



Administrative Services

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Tax Collection System- Not Recommended		1	-	1	1	-
Total Technology	-	-	-	-	-	-

Public Safety

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Fire Station Upgrades	-	144,700	-	-	-	144,700
Ladder Truck	-	-	840,000	-	-	550,000
Ladder Truck- sale proceeds	-	-	(161,500)	-	-	(161,500)
Pumper Truck- Not Recommended	-			1	-	
Total Public Safety		144,700	678,500	-	-	823,200

Public Works

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
City Facilities Reinvestment	-	-	-	-	-	-
City Hall/Public Safety Improvements	-	14,000,000	-	-	-	14,000,000
Storm Water Facility Improvements	-	775,000	775,000	775,000	775,000	3,100,000
Daylighting of Piped Streams	150,000	1	300,000	-	300,000	750,000
Curbside Solid Waste Collection	240,000	ı	186,000	-	200,000	626,000
City Hall West Wing Renovations	-	1	-	-	-	175,000
Total Public Works	390,000	14,775,000	1,261,000	775,000	1,275,000	18,476,000

Transportation

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
City Center-Transportation Improvements	168,554	154,136	200,862	178,714	136,584	838,850
City Center-Transportation Improvements (local)	3,371	20,352	21,286	20,843	20,000	85,852
City Center-Intermodal Transit Center	451,000	-	-	-	-	451,000
City Center-Intermodal Transit Center (local)	113,000	-	-	-	-	113,000
Bicycle Route Improvements	50,000	50,000	200,000	200,000	200,000	700,000
Pedestrian & Traffic Calming Improvements	-	300,000	200,000	150,000	150,000	800,000

(Continued on next page)

Transportation (continued)

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Municipal Parking Garage	-	-	-	-	-	6,000,000
Broad Street Improvements/Village Section	-	-	-	300,000	-	300,000
Washington St. Streetscape Assess./Improvements	-	-	-	-	200,000	200,000
Sidewalk Construction/Rpr./Repl (incl FY08)	150,000	150,000	-	150,000	-	450,000
Roadbed Assessment and Reconstruction (federal)	-	200,000	200,000	200,000	200,000	800,000
Roadbed Assessment and Reconstruction (local)	250,000	100,000	100,000	100,000	100,000	650,000
Total Transportation	1,185,925	974,488	922,144	1,299,557	1,006,584	5,388,702

Community Services

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Library Expansion – Not Recommended	_	-	-	-	-	-
Total Community Services	_	-	_	-		-

Recreation and Parks

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Park Master Plan Implementation	-	-	1	100,000	1	100,000
Big Chimneys and Triangle Park			-	200,000	1	200,000
Big Chimneys and Triangle Park (proffer)	-	300,000	-	100,000	1	400,000
Total Recreation & Parks	-	300,000	1	400,000	1	700,000

Schools

	FY2010	FY2011	FY2012	FY2013	FY2014	Project Totals
Future Construction (new/renovation)	-	-	800,000	30,000,000	-	30,800,000
Systems Replacement Renewal Modernization	-	100,000	180,000	260,000	625,000	1,165,000
Total Schools	-	100,000	980,000	30,260,000	625,000	31,965,000

Summary

General Fund

	FY2010	FY2011	FY2012	FY2013	FY2014	Totals
Grant/Other Funded	619,544	454,136	200,862	278,714	136,584	1,689,850
Total Debt Financed	-	14,000,000	1,478,500	30,000,000	-	45,478,500
Only if grant/revenue offset	840,000	1,575,000	1,961,000	1,875,000	2,125,000	8,376,000
School Fund Balance Use	-	100,000	180,000	260,000	625,000	1,165,000
Total "Pay as you go" Financed	116,371	165,052	21,386	320,843	20,000	643,552
TOTAL GENERAL FUND	1,575,925	16,294,188	3,841,648	32,734,557	2,906,584	57,352,902

Schedule

- January 5th Planning Commission presentation and public hearing
- January 21st Planning Commission Work Session
 - Administrative Services
 - Public Safety
 - Community Services (Library/R&P)
 - Schools
- February 2nd Planning Commission Work Session
 - Public Works/Utilities (GF and UF)
 - Transportation
 - Outstanding Issues
- February 17th Planning Commission adopts recommendations

Questions & Comments

